

20170825000310140 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/25/2017 08:57:43 AM FILED/CERT

This section for Recording use only

### Subordination Agreement

**Customer Name: Cassandra W Adams**  
**Account Number: 0704 Request Id: 1706SB0100**

THIS AGREEMENT is made and entered into on this 26th day of July, 2017, by Regions Bank dba AmSouth Bank (Hereinafter referred to as "Regions Bank") in favor of WELLS FARGO BANK, N.A., its successors and/or assigns (hereinafter referred to as "Lender").

#### RECITALS

Regions Bank loaned to Cassandra W Adams and Eric A Adams (the "Borrower", whether one or more) the sum of \$20,000.00. Such loan is evidenced by a note dated May 9, 2006, executed by Borrower in favor of Regions Bank, which note is secured by a mortgage, deed of trust, security deed, to secure debt, or other security agreement recorded 5/31/2009, Instrument # 20060531000257230 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$219,600.00 which loan will be evidenced by a promissory note, and executed by Borrower in favor of Lender (the "Note"). The Note will be secured by a mortgage of the same date as the Note (the "Mortgage"). Lender and Borrower have requested that Regions Bank execute this instrument.

#### AGREEMENT

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Regions Bank agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the lien or charge of Regions Bank to the extent the Mortgage secures the debt evidenced by the Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such renewals and extensions, and to the extent of advances made under the Note of the Mortgage necessary to preserve the rights or interest of Lender thereunder, but not to the extent of any other future advances.

IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

Regions Bank  
By: *Mark Holmes*  
Its Vice President

State of Alabama  
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 26th day of July, 2017, within my jurisdiction, the within named *Mark Holmes* who acknowledged that he/she is *VP* of Regions Bank, a banking corporation, and that for and on behalf of the said Regions Bank, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by Regions Bank so to do.

#### RETURN TO:

Mortgage Connect, LP  
260 Airside Drive

Moon Township, PA 15108

NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

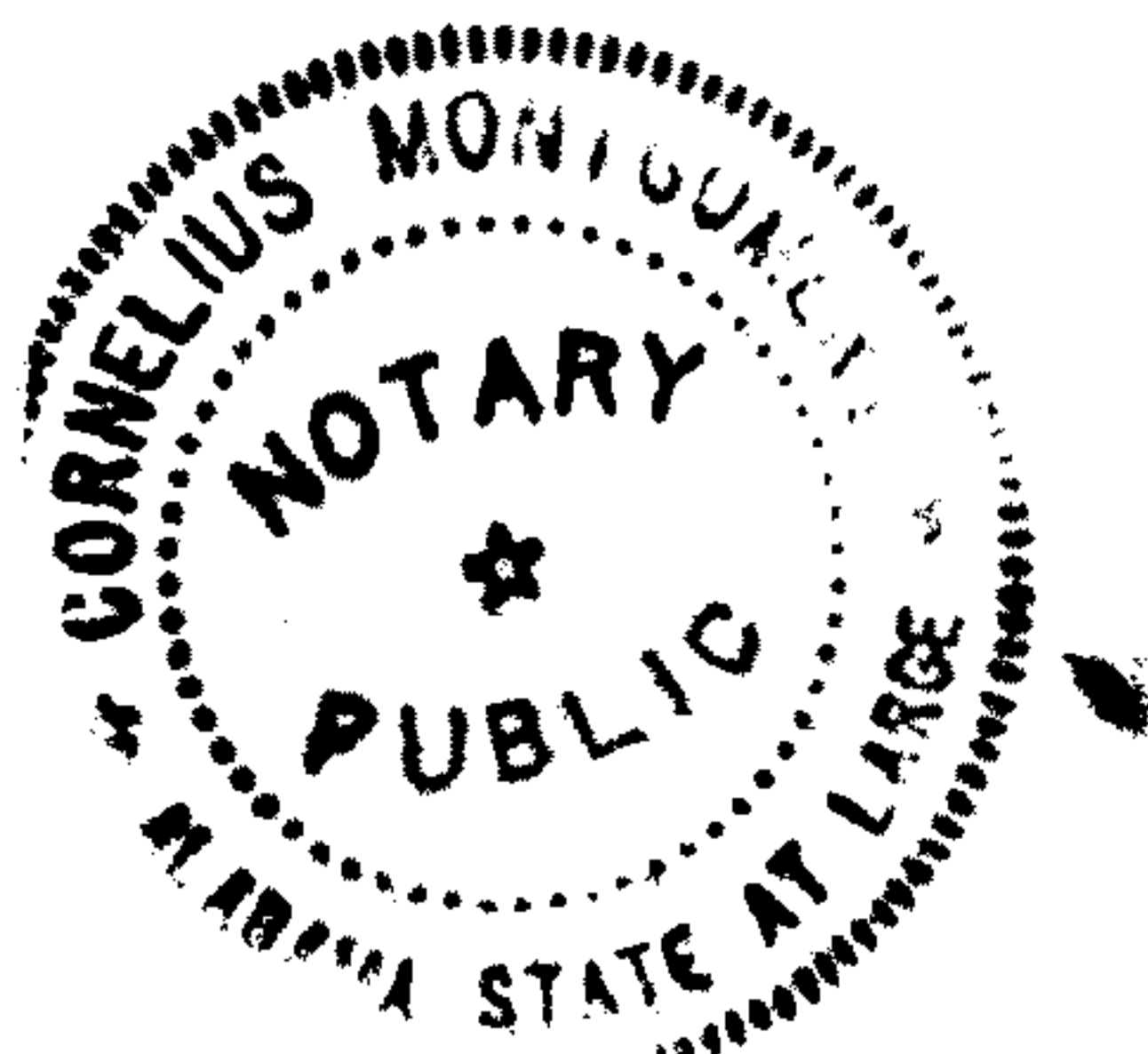
Jacqueline Allen  
Regions Bank  
2050 Parkway Office Cir, RCN 2  
Hoover, AL 35244

#892019

*Cornelius Monique*  
Notary Public

MY COMMISSION EXPIRES AUGUST 10, 2019

My commission expires:




**EXHIBIT A**

All the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 219, Sector 2, according to the Final Plat of The Woodlands, Sector 2, 4 and 5, as recorded in Map Book 29, Page 99, in the Probate Office of Shelby County, Alabama.

Tax ID: 12-6-13-0-000-001.095

  
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