

**20180301000066150
03/01/2018 11:37:54 AM
SUBAGREM 1/3**

SUBORDINATION AGREEMENT

Please return document to:

**FIRST AMERICAN TITLE INS CO
4795 REGENT BLVD, 1006-A
IRVING, TX 75063
ATTN: RECORDING**

This section for Recording use only

Subordination Agreement

Customer Name: James M Schenk

Account Number: 6304

Request Id: 1712SB0059

THIS AGREEMENT is made and entered into on this 26th day of January, 2018, by Regions 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 James M Schenk (the "Borrower", whether one or more) the sum of \$231,000.00. Such loan is evidenced by a note dated February 26, 2007, 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 3/19/2007, Instrument # 20070319000123450 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$406,750.00 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: _____

Its Vice President

Rose Waitthaka
Rose Waitthaka

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 January, 2018, within my jurisdiction, the within named Rose Waitthaka 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.

Doretha Wright
Notary Public *Doretha Wright*
MY COMMISSION EXPIRES APRIL 10, 2018

My commission expires

NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

Kimberly Billings *Kimberly Billings*
Regions Bank

2050 Parkway Office Cir, RCN 2
Hoover, AL 35244

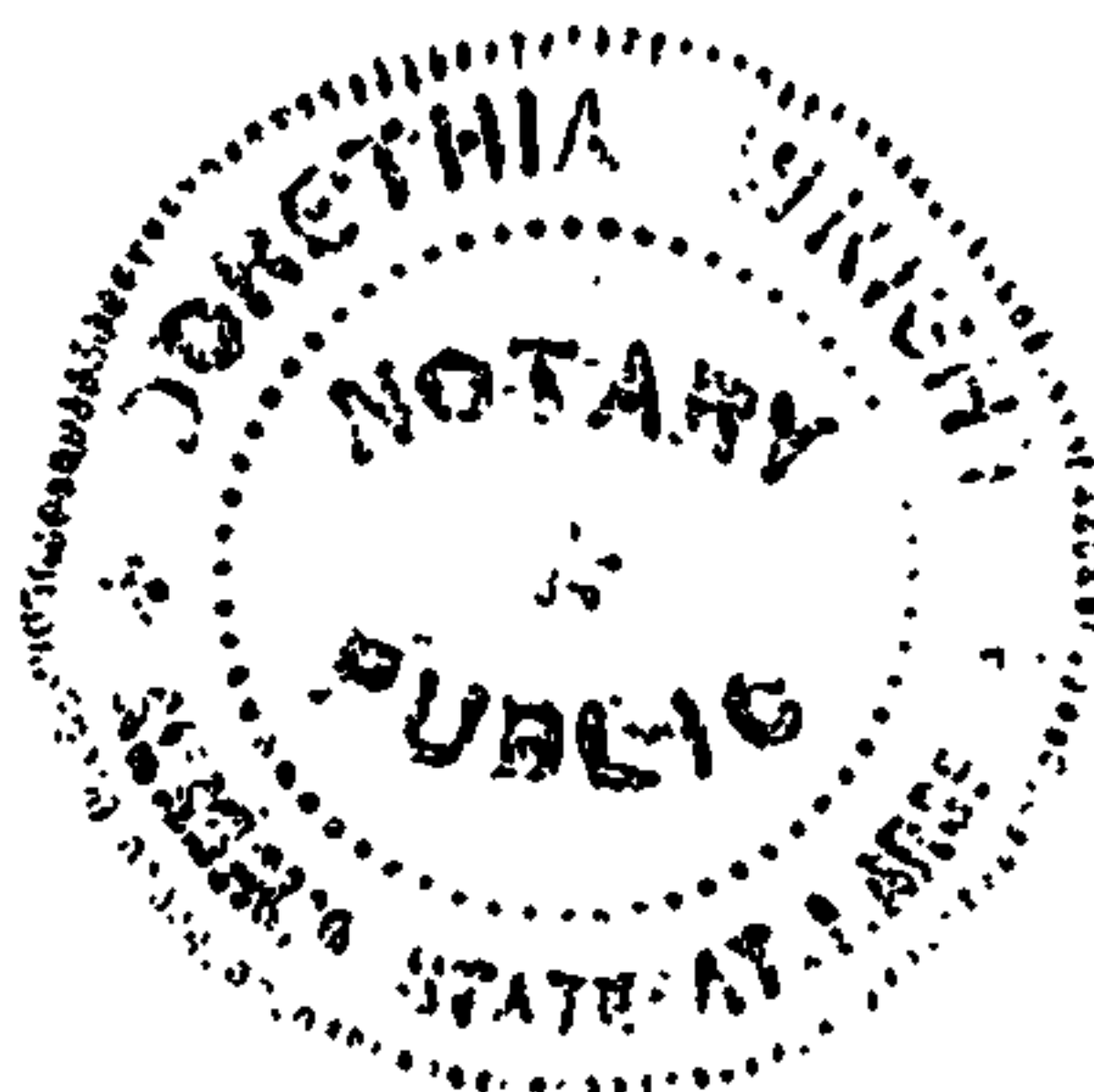


Exhibit "A"



Real property in the City of **BIRMINGHAM**, County of **SHELBY**, State of **Alabama**, described as follows:

LOT 47, ACCORDING TO THE SURVEY OF GREYSTONE 8TH SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 93 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH, THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 6, 1990, AND RECORDED IN REAL VOLUME 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JAMES M. SCHENK AND SUSAN S. SCHENK, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP FROM M. BYROM CORPORATION, BY DEED DATED NOVEMBER 17, 1997 AND RECORDED NOVEMBER 21, 1997 IN/AS INSTRUMENT NO. 1997-38080 OF OFFICIAL RECORDS.

APN #: **03-8-28-0-002-018-000**

 **SCHENK**
53713458 **AL**
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 11:37:54 AM
\$21.00 CHERRY
20180301000066150

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.