

20180904000317170 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
09/04/2018 03:10:13 PM FILED/CERT

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### Subordination Agreement

**Customer Name: Mark E Petty**

**Account Number: 2047**

**Request Id: 1807SB0009**

THIS AGREEMENT is made and entered into on this 20th day of August, 2018, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank, its successors and/or assigns (hereinafter referred to as "Lender").

#### RECITALS

Regions Bank loaned to Mark E Petty AKA Mark Petty and Leigh T Petty AKA Leigh Petty, Husband and Wife (the "Borrower", whether one or more) the sum of \$25,000.00. Such loan is evidenced by a note dated April 26, 2017, 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 5/9/2017, Instrument # 20170509000160240 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$166,000.00 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

State of Alabama  
County of Shelby

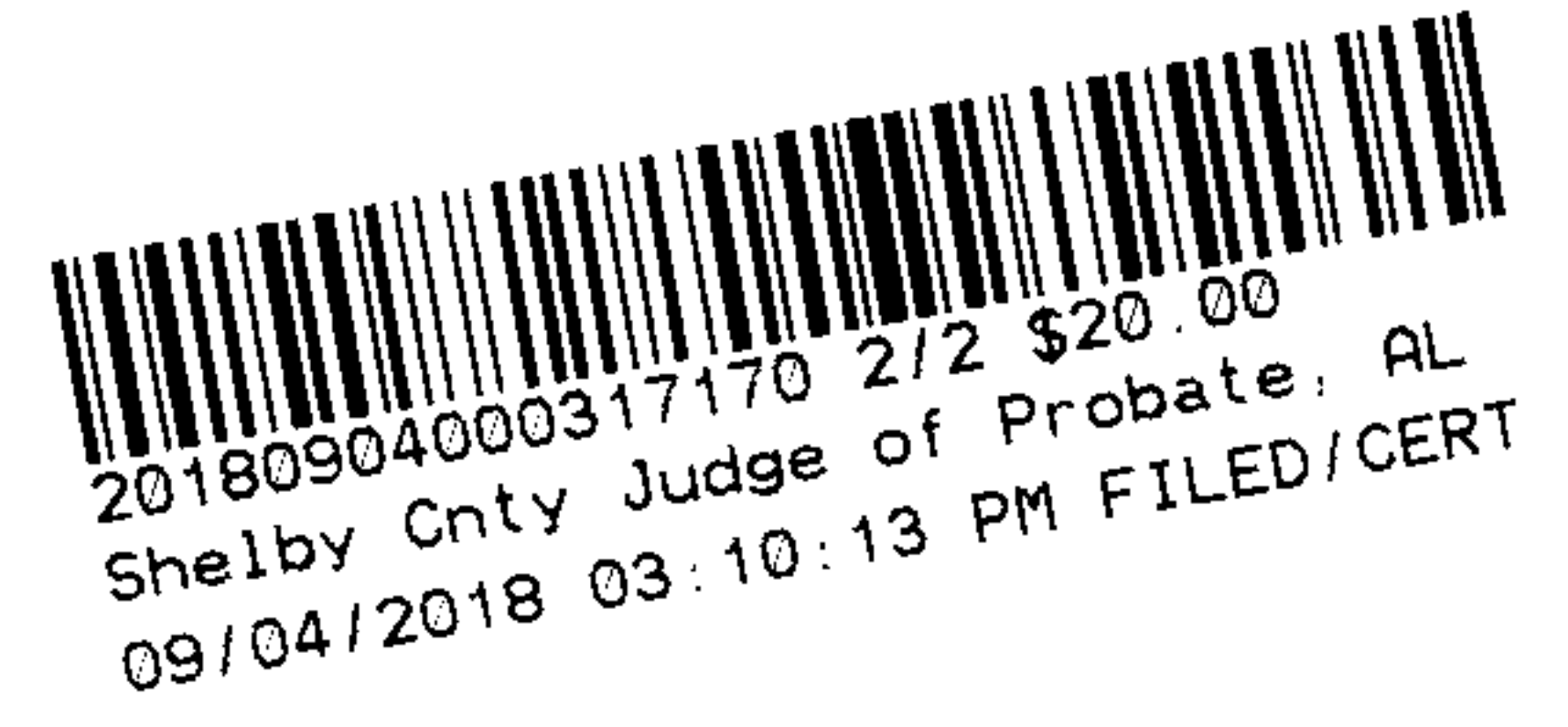
PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the said County and State, on this the 20th day of August, 2018, within my jurisdiction, the within named Neal Montgomery who acknowledged that he/she is VP of Regions Bank, a banking corporation, and that for and on behalf of the said 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.

Donethia Wright  
Notary Public

**MY COMMISSION EXPIRES MARCH 20, 2022**  
My commission expires:

NOTARY MUST AFFIX SEAL  
This Instrument Prepared by:  
Kimberly Billings  
Regions Bank  
2050 Parkway Office Cir, RCN 2  
Hoover, AL 35244

## EXHIBIT A



THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 2, OF DESHAZO ESTATES AS RECORDED IN MAP BOOK 8, PAGE 143 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. LESS AND EXCEPT:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 307.59 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE 99 DEGREES 13 MINUTES RIGHT, IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 239.66 FEET; THENCE 99 DEGREES 35 MINUTES 11 SECONDS RIGHT IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 306.83 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 2; THENCE 79 DEGREES 58 MINUTES 49 SECONDS RIGHT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 139.30 FEET TO THE POINT OF BEGINNING.

ALSO, PART OF LOT 1, OF DESHAZO ESTATES AS RECORDED IN MAP BOOK 8, PAGE 143 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 1; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 15.20 FEET; THENCE 99 DEGREES 17 MINUTES 31 SECONDS LEFT IN A NORTHWESTERLY DIRECTION ALONG A LINE 15 FEET PERPENDICULAR FROM AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 266.48 FEET; THENCE 49 DEGREES 12 MINUTES 47 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 45.13 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1; THENCE 50 DEGREES 00 MINUTES 13 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION A DISTANCE, OF 49.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE 99 DEGREES 13 MINUTES LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 301.46 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO MARK PETTY AND LEIGH PETTY, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM FROM NAOMI J. TIDWELL, A MARRIED WOMAN BY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR DATED 11/20/2001, AND RECORDED ON 11/27/2001, DOCUMENT # 2001-51371, IN SHELBY COUNTY, AL.