



## Regions Bank

### Real Estate Subordination Approval

20210809000384780  
08/09/2021 11:17:53 AM  
SUBAGREM 1/3

3/17/2021

Customer Name: Nancy Brown

Customer Name: Jimmy D Brown

Subordination Request Number: 2103SBP0066

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Mortgage Connect LP  
600 Clubhouse Drive  
Moon Township, PA 15108

Attention: Alexandra Black

#### Account Status

New 1st Lender: Veterans United Home Loans

New 1st Mortgage Balance: \$331,920.00

Date Home Equity Account Opened: 7/17/2019

Current Limit: \$75,000.00

New Limit (if applicable): \$75,000.00

Approved based on the customer paying the subordination fee of \$300.00;

Regions Bank agrees to subordinate the above referenced Equity Line/Loan to the Mortgage Company referenced above subject to the documentation required below.

- The subordination request is approved.
- A copy of the Subordination Agreement is attached. Please review for accuracy. A hard copy will be mailed (or sent over night if billing information was included on the request form) to the address listed on the subordination request form. Please mail us the hard copy of the Subordination Agreement after it has been recorded to the address below.
- If there are any questions please email [MTGSUBORDINATION@regions.com](mailto:MTGSUBORDINATION@regions.com).

*Overnight Delivery:*

*OR*

*US Mail:*

**Regions Bank**  
**Attn: Subordination Dept.**  
**5214 Lincoln Road Extension**  
**Hattiesburg, MS 39402**

**Regions Bank**  
**Attn: Subordination Dept.**  
**PO Box 18001**  
**Hattiesburg, MS 39404-8001**

This section for Recording use only

**Subordination Agreement**

**Customer Name:** Nancy Brown ,  
**Account Number:** 2291 **Request Id:** 2103SBP0066

THIS AGREEMENT is made and entered into on this 17th day of March, 2021, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Veterans United Home Loans, its successors and/or assigns (hereinafter referred to as "Lender").

**RECITALS**

Regions Bank loaned to Nancy Brown aka Nancy C Brown and Jimmy D Brown (the "Borrower", whether one or more) the sum of \$75,000.00 . Such loan is evidenced by a note dated 7/12/2019, 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 7/19/2019, Instrument # 20190719000258100 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$331,920.00 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.

*By its acceptance of this agreement, the borrower agrees to pay the subordination Fee set out in the Regions Subordination Request Form.*

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.

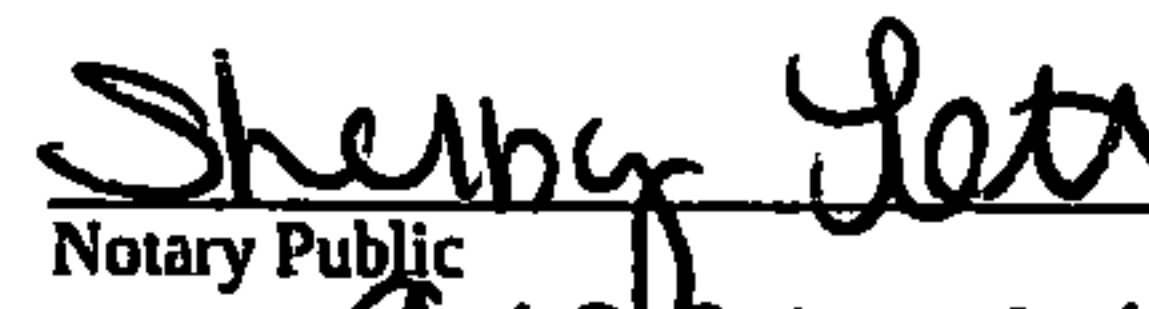
**Regions Bank**

By: 

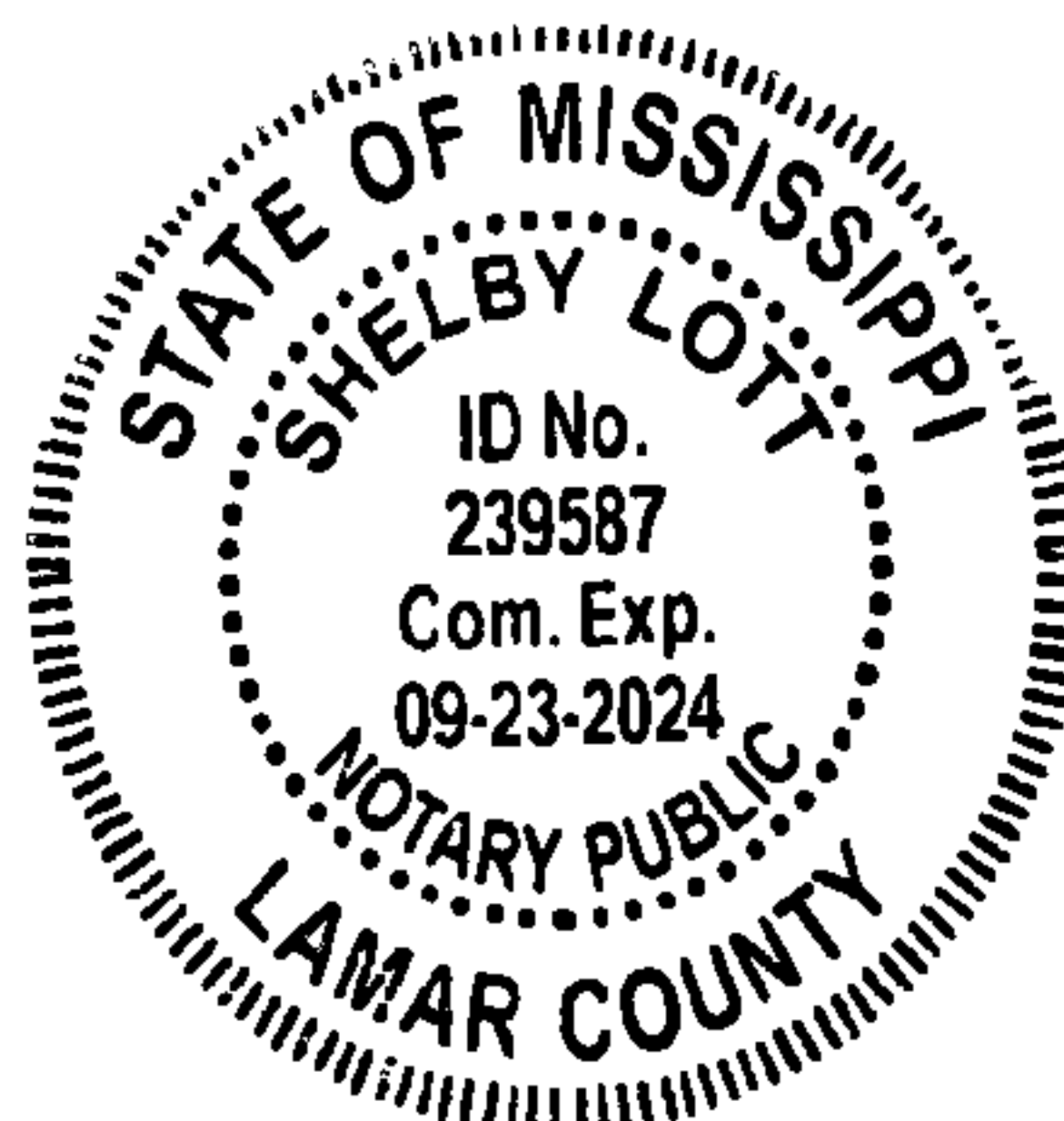
**Its Assistant Vice President**

State of Mississippi  
County of Lamar

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 18 day of March, 2021, within my jurisdiction, the within named Dennis McArthur who acknowledged that he/she is AVP 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.

  
Notary Public  
9/23/2024  
My commission expires.

NOTARY MUST AFFIX SEAL  
This Instrument Prepared by:  
Tracey Whisenhunt  
Regions Bank  
5214 Lincoln Road Extension  
Hattiesburg, MS 39402



**Exhibit A**  
**Legal Description**

Lot 1, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the  
Office of the Judge of Probate of Shelby County, Alabama.  
Parcel ID: 10 2 10 0 009 001.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/09/2021 11:17:53 AM  
\$30.00 CHERRY  
20210809000384780

*Allen S. Bayl*