

20230117000012490
01/17/2023 08:29:42 AM
SUBAGREM 1/5

After Recording Return To:

**Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300,
Coraopolis, PA 15108**

[Space Above This Line For Recording Data]

**Subordination Agreement
(Refinance Mortgage)**

Date:

Property (the legal description of the Property under the Junior Mortgage):

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

Lot 92, according to the Survey of The Village at Highland Lakes Regent Park Neighborhood, Phase Two, as recorded in Map Book 38, Page 125, in the Probate Office of Shelby County, Alabama.

Together with Nonexclusive Easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument 2007022300084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as , the "Declaration")

Property Address: 1052 S Hampton Pl, Birmingham, AL 35242

Subordinating Lender: Trustmark National Bank

Junior Mortgage is in the original amount of \$32,000

DOT Recorded information 20210406000170870, date 04/06/2021

Date: 11/01/2019

Borrower: Andrew Michael Dennis and Kate Stone Dennis
husband and wife
Lender: Trustmark National Bank
Recording Information: Recorded on 11/20/2019, in Official
Records, Instrument Number
20191120000432530, Shelby County, Alabama

New Lender: Better Mortgage Corporation, ISAOA/ATIMA

Refinance Mortgage

Date: _____, 20_____
Borrower: Andrew Michael Dennis and Kate Stone Dennis
Note Secured by Refinance Mortgage:
Dated: _____, 20_____
Original principal amount not to exceed \$227,317

Recording information (when available): Recorded on _____,
20____ in Official Records Book
_____, Page _____,
_____ County, _____

Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title.

For value received and to induce the New Lender to enter into the Refinance Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage regardless of any

renewal or extension of the Refinance Mortgage. This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender. When the context requires, singular nouns and pronouns include the plural. Mortgage means mortgage, deed of trust, trust deed or other security instrument.


Trustmark National Bank

By: Sean Facione

[Acknowledgement]

THE STATE OF Alabama
CITY OF Hoover
COUNTY OF Shelby

This instrument was acknowledged before me on the 22nd day of January, 2021, by
Amy Dianne Daise of Autism Center of Alabama on behalf of said institution.

Amy Dianne Daise
Notary Public, State of Alabama
My Commission Expires 8/14/2023
Subordination of Deed of Trust

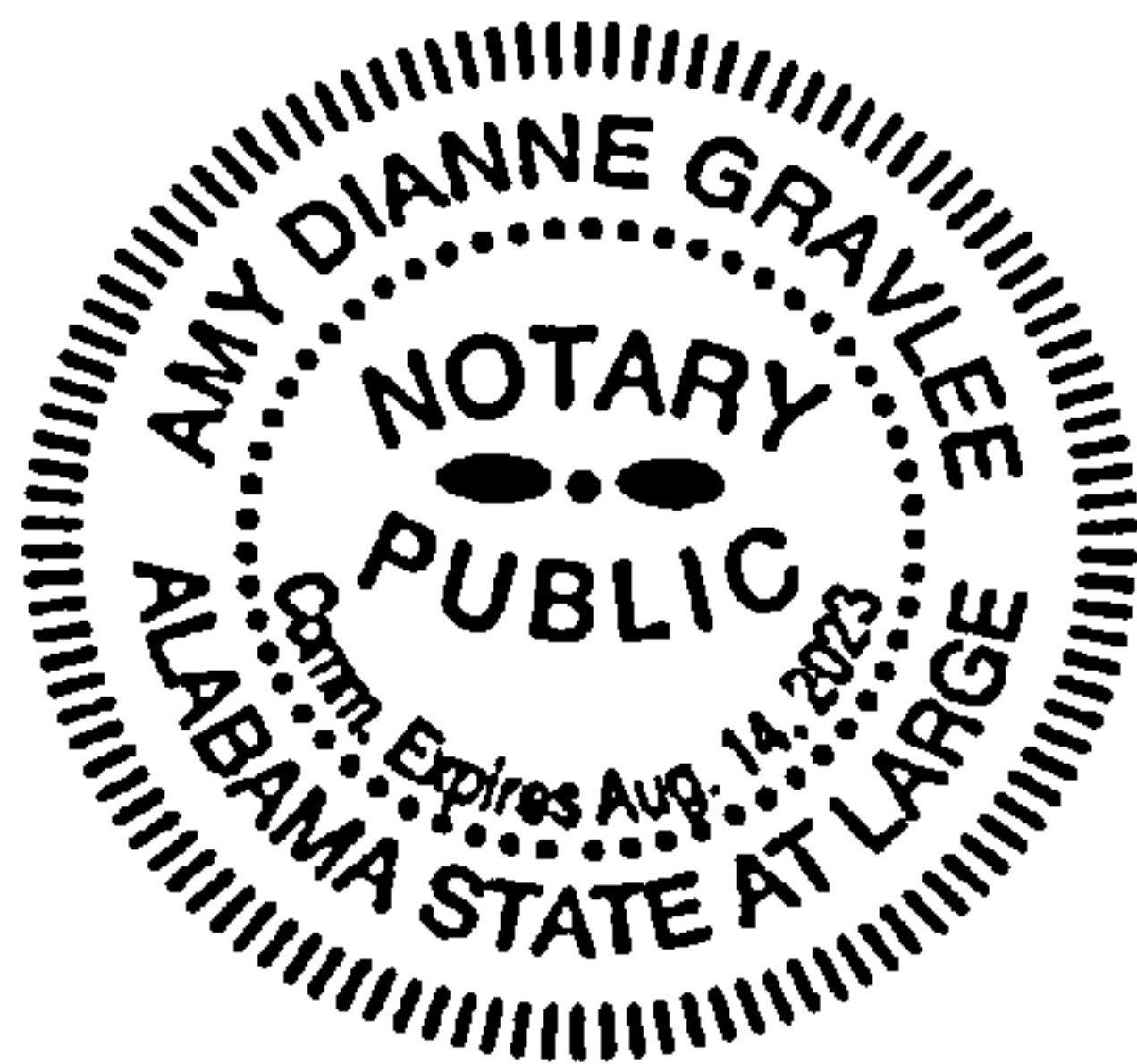


EXHIBIT "A"

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

Lot 92, according to the Survey of The Village at Highland Lakes Regent Park Neighborhood, Phase Two, as recorded in Map Book 38, Page 125, in the Probate Office of Shelby County, Alabama.

Together with Nonexclusive Easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument 2007022300084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as , the "Declaration").

Being that parcel of land conveyed to Andrew Michael Dennis and Kate Stone Dennis from NSH Corp., an Alabama Corporation by that deed dated 01/04/2013 and recorded 01/09/2013 in Instrument 20130109000011740, of the Shelby County, AL public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

Parcel ID(s): 092030004015000 and 092030004015000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2023 08:29:42 AM
\$34.00 BRITTANI
20230117000012490

Allen S. Bayl