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Document Title(s)

Subordination Agreement

ELS# : 12818638

Grantor(s) (Name, address, & phone)

Charles F. Timbs and Joy R. Timbs

6462 Sandbourne West,

Olive Branch, MS, 38654

662-893-2956 Additional grantors on page

Grantee(s) (Name, address, & phone)

Wells Fargo Bank, N.A.

101 North Phillips Avenue

Sioux Falls, SD 57104

605-575-6900

Additional Grantees on page

Prepared by (Name, address, & phone)

D'Ashia Crayton

Regions Bank

P.O. Box 830721

Birmingham, AL, 35282-8860

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range quarter)

Lot 175, Brayborne Subdivision, Section "D" located in Section 32, Township 1 South, Range 5

West, Desoto County, Mississippi as per plat recorded in Plat Book 69, Pg 47, in the Office of the

Chancery Clerk of Desoto County, Mississippi

Full legal Description on Exhibit A

This section for Recording use only

Subordination Agreement

Customer Name: Charles F Timbs and Joy R Timbs
Customer Account: xxxxxxxxxxxx4104

THIS AGREEMENT is made and entered into on this 3rd day of November, 2011, by Regions Bank (Hereinafter referred to as "Regions") in favor of WELLS FARGO BANK N.A., its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to Charles F Timbs and Joy R Timbs (the "Borrower", whether one or more) the sum of \$30,000.00. Such loan is evidenced by a note dated 6/3/2008, 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 6/30/2008, in Record Book 2918 at Page 532, amended in Record Book NA at Page NA in the public records of DE SOTO COUNTY, MISSISSIPPI (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$159,226.00 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 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 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 there under, 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 *Terrin O'Neill*
Its Vice President
AST

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 3rd day of November, 2011, within my jurisdiction, the within named *Terrin O'Neill* who acknowledged that he/she is *AST* 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.

Bonnie Simpson
Notary Public

NOTARY MUST AFFIX SEAL

Commission Expires: *3-6-15*

This Instrument Prepared by:
D'Ashia Crayton
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860



Order No.: **12818638**
Loan No.: 0289091803

Exhibit A

The following described property:

Lot 175, Brayborne Subdivision, Section "D" located in Section 32, Township 1 South, Range 5 West, Desoto County, Mississippi as per plat recorded in Plat Book 69, Page 47, in the Office of the Chancery Clerk of Desoto County, Mississippi.

Assessor's Parcel No: 1059320600017500