

LS 10/23/12 8:14:33
LS DK T BK 3,523 PG 225
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Account Number: 0403

Request Id: 1209SB05223

SUBORDINATION AGREEMENT COVER PAGE

INDEXING INSTRUCTIONS: Lot 26, THE ESTATES OF GROVE MEADOWS SUBDIVISION, Section 21, Township 2 South, Range 7 West, Plat Book 82, Pages 43-44, DESOTO COUNTY, MS.

Return To: Law Office of Shannon H. Williams, 5960 Getwell Road, Ste 212B, Southaven, MS 38671 Phone: 662-895-9000 Fax: 662-895-6000 * **RE12-160**

Prepared by: REGIONS BANK, D'ASHIA CRAYTON, P.O. BOX 830721, BIRMINGHAM, AL 35282-8860 * PHONE: (800) 896-6513

Customer Name: DONALD A. HAYES, 2948 GROVE MEADOW DR., NESBIT, MS 38651

Lender: REGIONS BANK d/b/a REGIONS MORTGAGE, 8819 NORTHWEST DRIVE, SOUTHAVEN, MS 38671 * PHONE: (662) 393-8383

Legal Description: Lot 26, THE ESTATES OF GROVE MEADOWS SUBDIVISION, as located in Section 21, Township 2 South, Range 7 West, DESOTO County, MS, as shown on plat of record in Plat Book 82, Pages 43-44, in the Office of the Chancery Clerk, DESOTO County, MS.

This section for Recording use only

Subordination Agreement

Customer Name: Donald A Hayes, 2948 GROVE MEADOW DR, NESBIT, MS, 38651, (662) 399-3368
Account Number: 0403 Request Id: 1209SB0523

THIS AGREEMENT is made and entered into on this 21st day of September, 2012, by Regions Bank , PO Box 830721, Birmingham, AL 35282-8860, (800) 896-6513, (Hereinafter referred to as "Regions Bank") in favor of Regions Bank dba Regions Mortgage, 8819 NORTHWEST DRIVE, SOUTHAVEN, MS, 38671, (662) 393-8383, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Donald A Hayes and Cheryl K Hayes (the "Borrower", whether one or more) the sum of \$61,000.00. Such loan is evidenced by a note dated September 29, 2004, 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 10/7/2004 , in Record Book 2082 at Page 0798 in the public records of DESOTO COUNTY , MS (the "Regions Mortgage"). Borrower has requested that Lender lend to it the sum of \$245,000.00 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
 PO Box 830721
 Birmingham, AL 35282-8860
 (800) 896-6513

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Account Number: 0403 Request Id: 1209SB0523

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 21st day of September, 2012, within my jurisdiction, the within named James Wette 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.

Bonnie Simpson
Notary Public

36-15

My commission expires:

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
D'Ashia Crayton
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860
(800) 896-6513

