


When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
78403082


20130219000070120 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
02/19/2013 12:21:09 PM FILED/CERT

SUBORDINATION AGREEMENT

87391781-1757292

Loan No: 3313747879

This Agreement is made this January 23, 2013 by and between **Quicken Loans Inc.**, whose address is 635 Woodward Avenue, Detroit, MI 48226, **Mortgage Electronic Registration Systems, Inc.**, ("**MERS**") as nominee for **Quicken Loans Inc.**, whose address is P.O. Box 2026, Flint, Michigan 48501, (collectively referred to as "Quicken Loans") and **Mortgage Electronic Registration Systems, Inc.**, as nominee for **SunTrust Mortgage, Inc.**, a **Virginia Corporation**, whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$28,750.00 executed by **Tammy Lockwood and John Lockwood, II, husband and wife Tammy Lockwood and John Lockwood, I**, (the "Borrower"), dated September 26, 2007 and recorded on September 27, 2007, as Instrument 20070927000454650, in the records of Shelby County ("Lienholder's Lien"), covering the property commonly known as 143 Piney Woods Drive, Helena, AL 35080 (the "Property") and legally described as:

Situated in the County of Shelby, State of AL:

LOT 523, ACCORDING TO THE SURVEY OF FINAL PLAT OF RIVERWOODS, FIFTH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 33, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Tax ID No.: 13 4 17 0 007 068.000

WHEREAS Quicken Loans intends to make a loan to the Borrower in a principal amount not to exceed \$222,875.00 and dated on or about January 31st, 2013 to be secured by a mortgage/deed of trust granted to MERS as nominee for Quicken Loans covering the Property ("Quicken Loans' Lien"), and

WHEREAS Quicken Loans will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Quicken Loans' Lien, and

WHEREAS Lienholder intends that Quicken Loans' Lien be prior and superior to Lienholder's Lien.

NOW, THEREFORE, it is agreed that in consideration of one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior in all respects to Quicken Loans' Lien.

Witnesses:

Signature Kenya White

Printed Name Kenya White

Signature Deborah Wallace

Printed Name Deborah Wallace

STATE OF Virginia)

SS

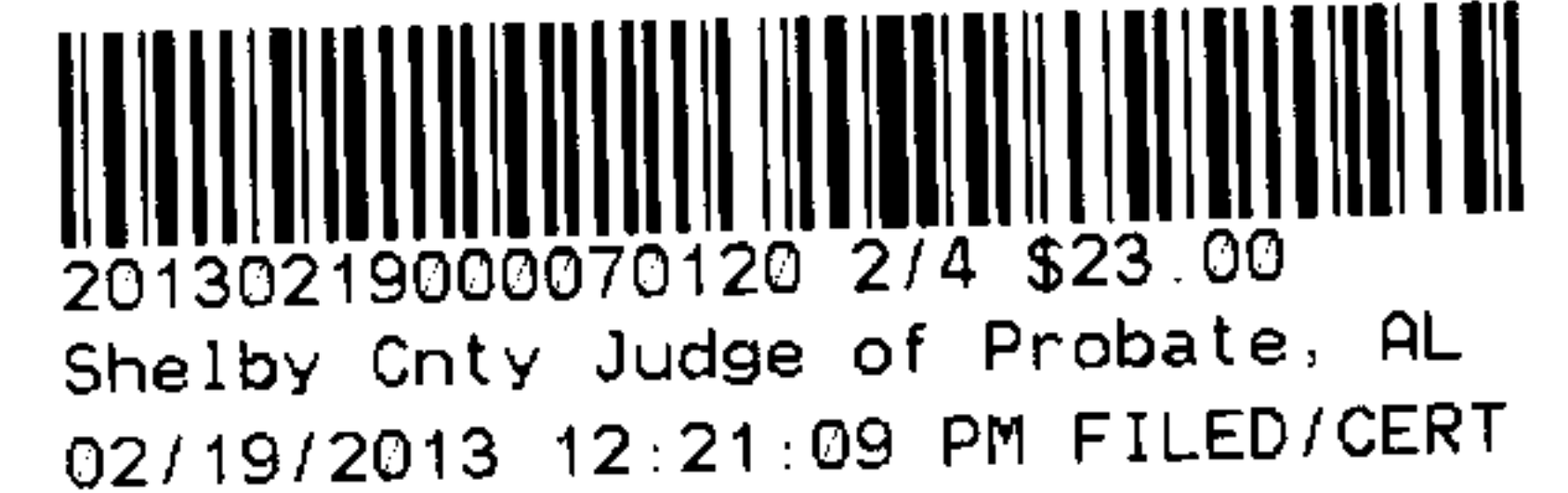
COUNTY OF City of Richmond

Lienholder Signature:

[Signature]
Lienholder: Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., a Virginia Corporation

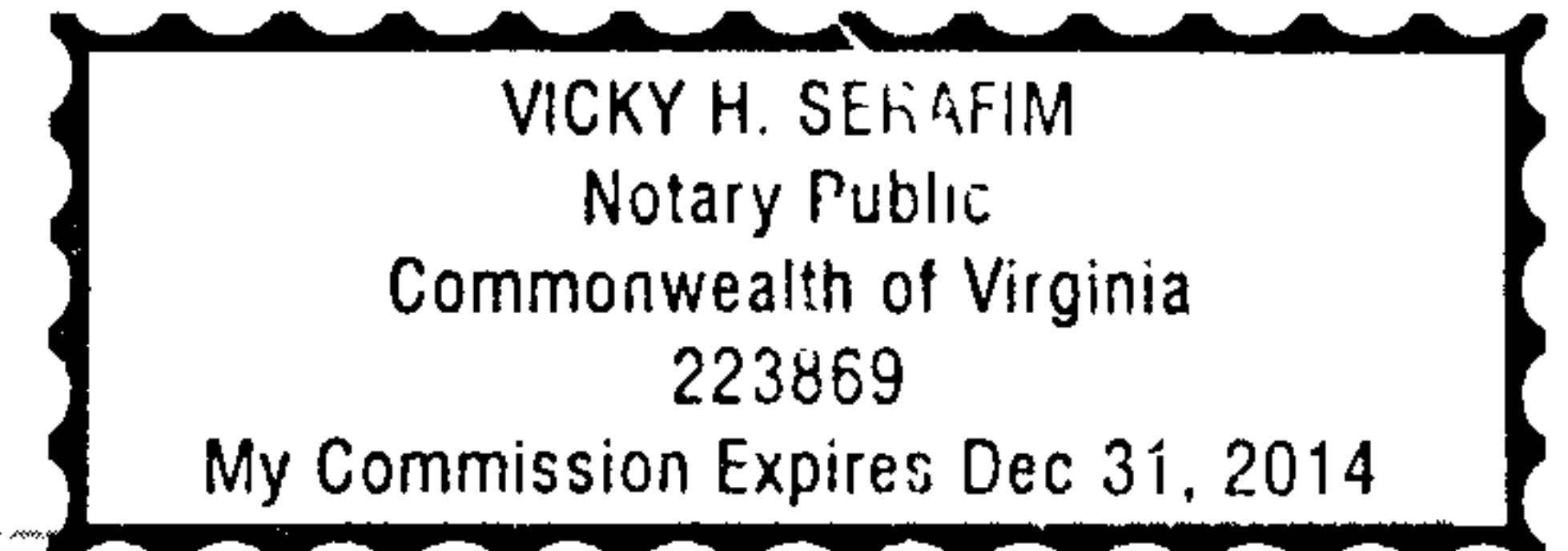
Printed Name Cynthia J. Thompson

Title Vice President



On January 23, 2013 before me, Vicky H Serafim (Notary Name), personally appeared Cynthia J. Thompson, Vice President (Lienholder Representative), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Vicky H Serafim (Notary Signature)
Notary Public, County of City of, Acting in Richmond County.
State of Virginia
My commission expires 12-31-2014



Witnesses:

[Signature]

Printed Name Kurtrel Bridgeforth

Tanisha Norwood

Printed Name Tanisha Norwood

STATE OF MICHIGAN)

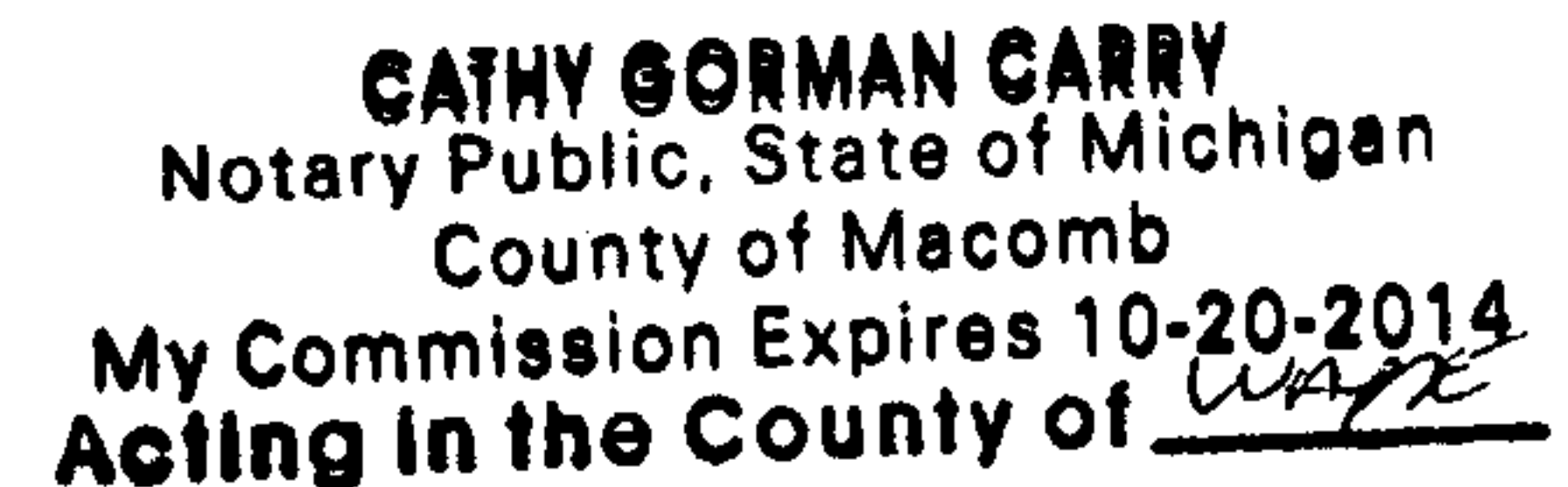
SS

COUNTY OF WAYNE)

[Signature]
Quicken Loans Inc. and Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.
By: Steve Nelson
Quicken Loans, MERS Assistant Secretary

On 1-25, 2013 before me, Cathy Gorman Carry, personally appeared Steve Nelson, **Quicken Loans, MERS Assistant Secretary**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public, County of Macomb, Acting in Wayne County.
State of MI
My commission expires 10-20-2014



This instrument drafted by and after recording return to: Subordination Dept., 635 Woodward Avenue, Detroit, MI 48226

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS. FOR PURPOSES OF RECORDING THIS DOCUMENT MORTGAGE, MERS IS THE MORTGAGEE OF RECORD."



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 4 17 0 007 068.000

Land Situated in the City of Helena in the County of Shelby in the State of AL.

LOT 523, ACCORDING TO THE SURVEY OF FINAL PLAT OF RIVERWOODS, FIFTH SECTOR, PHASE II, AS
RECORDED IN MAP BOOK 33, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 143 Piney Woods Dr , Helena, AL 35080



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