

MAL 1068164

7306145459

20090618000235470 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
06/18/2009 01:34:43 PM FILED/CERT

~~WHEN RECORDED MAIL TO:~~

Prepared by:
Homecomings Financial, LLC
1100 Virginia Drive
Ft. Washington, PA 19034

Attn: Marnessa Birckett

SUBORDINATION AGREEMENT

THIS AGREEMENT, made April 24, 2009, by **Mortgage Electronic Registration Systems, Inc.**, present owner and holder of the Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH:

THAT Mark A. Patterson aka Mark Patterson and Leanne Marie Patterson, ("Owner"), did execute a Deed of Trust dated 12/20/06, to 7306145459, as trustee, covering:

SEE ATTACHED

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To secure a Note in the sum of **\$59,200.00** dated 12/20/06 in favor of **Mortgage Electronic Registration Systems, Inc.**, which Deed of Trust was recorded on 12/28/06 as **Instrument 20061228001097450, Official Records.**

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of **\$not to exceed 245,980.00** dated _____ in favor of **Rescue Mortgage Inc.**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land, which is unconditionally prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Deed of Trust securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.
- (2) That Lender would not make its loan above described without this Subordination Agreement.
- (3) Nothing herein contained shall affect the validity or enforceability of Beneficiary's Deed of Trust except for the subordination as aforesaid.



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Beneficiary declares, agrees and acknowledges that

It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan is being made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.



Mortgage Electronic Registration Systems Inc

By: [Signature]
Marnessa Birckett

Title: Assistant Secretary

Attest: [Signature]

Linda Walton

Title: Vice President

COMMONWEALTH OF PENNSYLVANIA

:

: ss

COUNTY OF MONTGOMERY

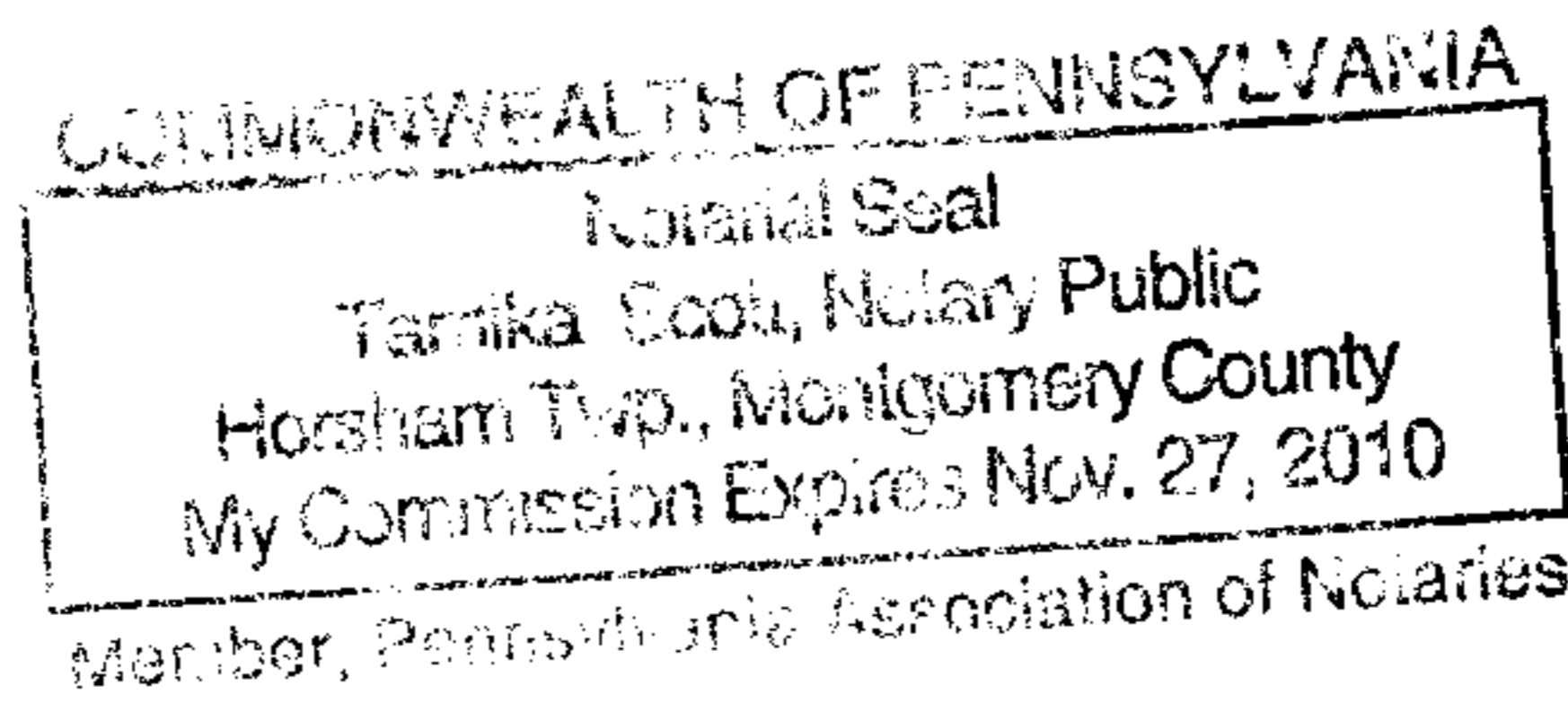
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On this 4-27-09, before me, Tamika Scott, the undersigned, a Notary Public in and for said County and State, personally appeared Marnessa Birckett, Assistant Secretary and Linda Walton, Vice President, personally known to me (or proved to me on the 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

WITNESS my hand and official seal.

[Signature]
Notary Public

Tamika Scott




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NETCO

NETCO File Number: NAL-1068164

Borrower Last Name: Patterson

**Appendix A
Legal Description**

**Lot 65, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book 7
Page 95 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in
Shelby County, Alabama.**

Commonly known as: 1507 Arrowhead Trail, Alabaster, AL 35007

Parcel Number: 13-8-27-4-001-046.055

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