

20091211000455560 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/11/2009 11:53:04 AM FILED/CERT

Return to:
Vantage Point Title
28100 US 19 North Suite 200
Clearwater, FL 33761

Property Tax ID#: 33-2-03-0-000-003.000

AL 11127

2082

SUBORDINATION AGREEMENT

THIS INDENTURE, made this 15th day of October, 2009
between MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, hereinafter called party of the First
Part, and AMERICAN HOME LOANS, LLC, hereinafter called Party of the Second Part,

WITNESSETH, that whereas Party of the First Part is the owner and holder of a certain Lien taken out
by GEORGE F HULSEY, ANN W HULSEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC in the original principal indebtedness of \$ \$40,000.00, which Lien was recorded on 3/29/2007 12:00:00
AM, in, Document Number 20070329000141990, encumbering the land situate in the County of SHELBY,
AL, described as follows:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HERewith AND
MADE A PART HEREOF"**

PROPERTY ADDRESS:
366 STRAWBERRY ROAD
SHELBY, AL 35143

AND WHEREAS, GEORGE F HULSEY, ANN W HULSEY, has made application to the Party of the Second Part for a loan to AMERICAN HOME LOANS, LLC in the amount not to exceed \$ \$239,500.00, to be secured by a First Lien encumbering the above described premises, and Party of the Second Part has required as a condition precedent to making of said loan that the Party of the First Part subordinate its lien and the lien thereof and all of its rights there under to the lien to be placed upon said premises as aforesaid, and Party of the First Part is agreeable to such subordination.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other valuable consideration in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and as inducement for making the aforesaid loan by the Party of the Second Part to the aforesaid GEORGE F HULSEY, ANN W HULSEY, the Party of The First Part does hereby subordinate the aforesaid lien by it and the lien thereof and all of its rights and there under to the lien recorded simultaneously herewith in Official Records, Book _____, Page _____, or Document Number 2009121100045558 of the Public Records of SHELBY County AL, encumbering the above described premises and does hereby covenant with the Party of the Second Part that it has not transferred or assigned the aforesaid lien held by it, nor the Promissory Note it secures, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as tenants by the entirety of the entire interest held by it in said Note and lien and declare any right or claim held by it to be subject and inferior to the Mortgage held by the Party of the Second Part and to all rights of the Party of the Second Part there under.



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IN WITNESS WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET ITS HAND AND SEAL ON THE DAY AND YEAR FIRST WRITTEN.

WITNESSES:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

By: Leonetta Brown

Its: Leonetta Brown, Assistant Secretary

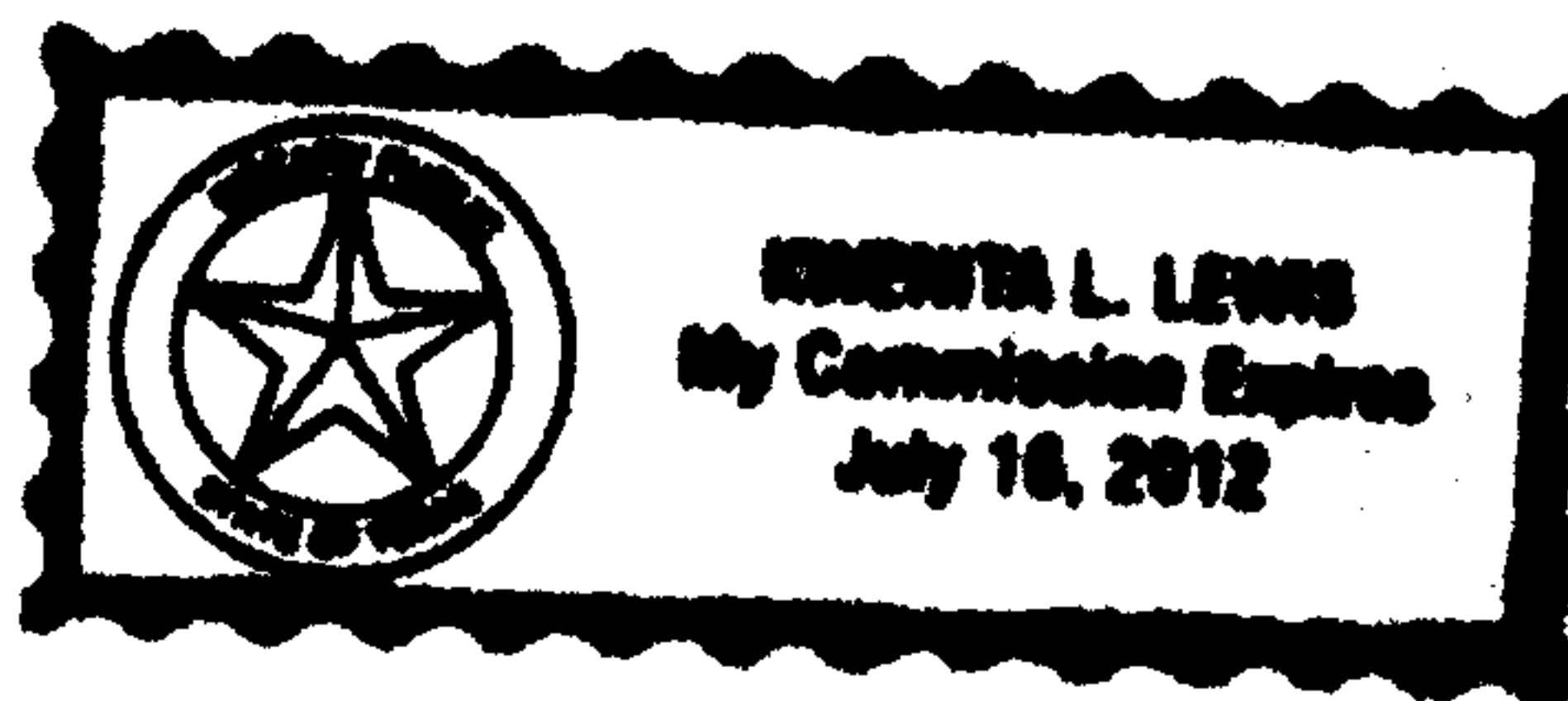
PRINT NAME

PRINT NAME

STATE OF Texas }

COUNTY OF Dallas }

on October 15, 2009



BEFORE ME, the undersigned authority, personally appeared Leonetta Brown, who is the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, appearing on behalf of said corporation, who is known to me or has shown TX DL as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding authority so execute this Subordination Agreement and he/she subscribed his/her name thereto in certification thereof.

Leonetta L. Lewis
 NOTARY PUBLIC
 My Commission Expires 7/16/12

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:

National Deed Network
 c/o William E. Curphey, P.C.
 28100 US Highway 19 North, Suite 300
 Clearwater, Florida 33761

“Exhibit A”

BEGIN AT THE NW CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 15 EAST, AND RUN EAST ALONG THE NORTH LINE OF SAID 1/4 1/4 A DISTANCE OF 420 FEET TO A POINT; THENCE RUN SOUTH 6 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 420 FEET; THENCE RUN WEST 420 FEET, MORE OR LESS, TO THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE RUN NORTH 6 DEGREES 02 MINUTES 03 SECONDS EAST 420 FEET TO POINT OF BEGINNING.

AND

HULSEY'S FAMILY SUB P LOT 3, P BLK: 2 LOT, S BLK:, MAP BOOK 32, PAGE 129, S 02, T 24, R 15 E.
SITUATED IN SHELBY COUNTY, ALABAMA.

LESS THAN AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, ACCORDING TO THE SURVEY OF HULSEYS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 32, PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

LESS THAN AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY

LOT 3, ACCORDING TO THE SURVEY OF HULSEYS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 32, PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

LESS THAN AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A 30 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOT 1, ACCORDING TO THE SURVEY OF HULSEY'S FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 32, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.



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