

SUNTRUST MORTGAGE, INC.  
1001 Semmes Avenue  
RVW-5043/Final Docs  
Richmond, VA 23224  
Loan Number 0042539668



20110525000155420 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/25/2011 12:47:42 PM FILED/CERT

Parcel/Tax ID No: 09-8-24-0-004-018-000

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## SUBORDINATION of MORTGAGE

Whereas, MERS, Inc. as nominee for SunTrust Mortgage Inc., a lender existing under the Laws of the State of Virginia, having a principal place of business located at 901 Semmes Avenue, Richmond, VA 23224 is the holder of a mortgage/deed of trust to Kevin T. Mulrooney, a married man, to MERS Inc., as nominee for SunTrust Mortgage, Inc. in the original principal amount of \$37,800.00 dated April 26, 2007 and recorded in Official Record Instrument Number 20070509000218690 of the Public Records of Shelby County, Alabama, (hereinafter referred to as the "Subordinated Mortgage") securing a lien against the following described real property situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #20040511000248910 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Being that parcel of land conveyed to Kevin T. Mulrooney from Chesser Plantation, Inc., an Alabama corporation by that deed dated 4/26/2007 and recorded 5/9/2007 in deed Instrument No. 20070509000218670 of the Shelby County, AL public registry.

WHEREAS, MERS, Inc. as nominee for SunTrust Mortgage Inc., hereby agree that said mortgage and the obligations secured thereby, shall be and hereby subordinate and junior in right to a mortgage given by Kevin T. Mulrooney to SunTrust Mortgage, Inc., securing the principal amount up to \$147,650.00 dated May 17, 2011 and to be recorded in the Public Records of Shelby County, Alabama, to the same extent as if the latter mortgage had been executed and recorded and all advances thereunder prior in time to the execution and recording of the subordinated mortgage.

NOW, THEREFORE, MERS, Inc. as nominee for SunTrust Mortgage, Inc., hereby Subordinates the lien held against the above described real property by virtue of the aforesaid recorded mortgage lien/deed of trust.

IN WITNESS WHEREOF, MERS, Inc. as nominee for SunTrust Mortgage, Inc., has caused these presents to be executed this 17<sup>th</sup> day of May, 2011.

MERS, Inc. as nominee for SunTrust Mortgage, Inc.

Signed, Sealed and Delivered

In the presence of:

Witness: Delores Barker  
Witness: Vicky Serafim

Vicky Serafim

STATE OF Virginia

City OF Richmond

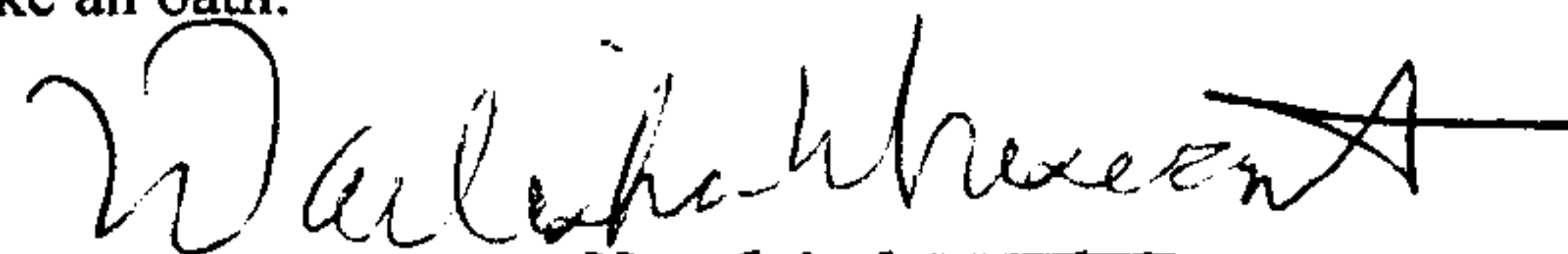
Donald w. Courtney

BY: [Signature]  
Its: Assistant Secretary

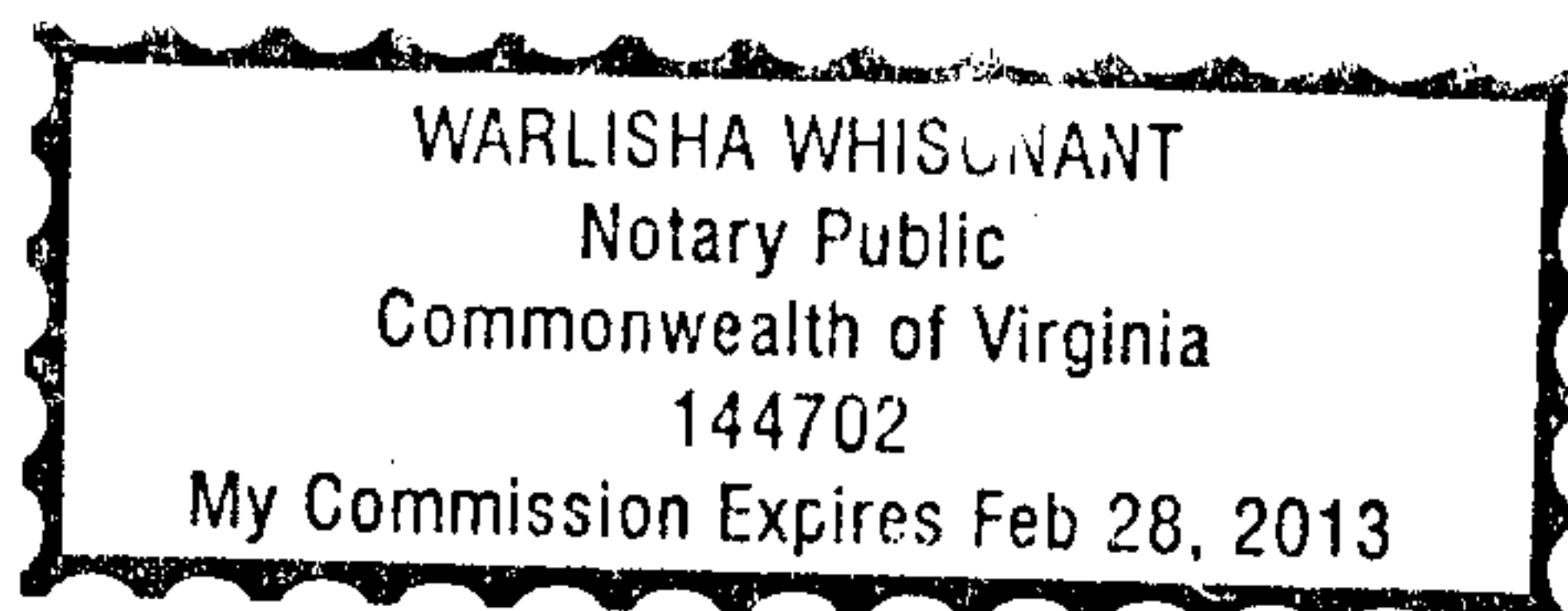


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SWORN TO AND SUBSCRIBED before me this 11 day of May,  
2011 by Donald W. Courtney, who produced \_\_\_\_\_ as  
identification and who did / did not take an oath.

  
Notary Public Warlisha Whisonant  
My Commission Expires: 2/28/2013

(SEAL)



*This document prepared by and return to:*

**Boston National Title Agency, LLC  
129 W. Trade Street, 9th Floor  
Charlotte, NC 28202**