


RECORDING REQUESTED BY:  
NationalLink

WHEN RECORDED MAIL TO:  
NationalLink  
300 Corporate Center Drive, Suite 300  
Moon Township PA 15108

  
20111031000326240 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/31/2011 04:12:42 PM FILED/CERT

### SUBORDINATION OF MORTGAGE

**FROM** Compass Bank, with its primary office address at 401 West Valley Ave  
, Birmingham AL 35209 (hereinafter called "Mortgagee")

**TO PNC Mortgage**, a division of PNC Bank, with its primary office address at 3232 Newmark Drive,  
Miamisburg OH 45342 (hereinafter called "Lender")

Whereas, Mortgagee is the holder of a valid mortgage granted to Robert Carey Goostree and Alta Kee Goostree, as joint tenants (hereinafter called "Owner") covering certain real property owned by Owner and located at 187 BRANCH DR, CHELSEA, AL 35043-6908, more fully described on Exhibit "A" hereto and incorporated herein (hereinafter called "Property") which mortgage secured a note dated 08/09/2006 in favor of Compass Bank in the original principal sum of \$50,000.00 which recorded on 08/30/2006 in the SHELBY County Records Office, at Inst# 20060830000428320, (hereinafter the "prior mortgage"); and

WHEREAS, Owner has executed, a mortgage (hereinafter referred to as "Lender's Security Instrument") and note not to exceed the sum of \$198,300.00, and recorded 10-31-11 in Book ,  
Page \_\_\_\_\_ or Instrument No: 20111031000326230 in SHELBY County Records, in favor of PNC Mortgage, a division of PNC Bank, N.A., payable with interest and upon the terms and conditions described therein, which Lender's Security Instrument is to be recorded concurrently herewith; and

Whereas, the MORTGAGEE has agreed to subordinate the PRIOR MORTGAGE to LENDER'S MORTGAGE.

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$1.00

1. Subordination of Lien: The MORTGAGEE hereby subordinates the PRIOR MORTGAGE and its lien position in and on the PROPERTY to the LENDER'S Mortgage and the lien thereof, as if the LENDER'S Mortgage has been recorded first in time to the PRIOR MORTGAGE and so that all public records will reflect LENDER'S Mortgage superior in lien to the PRIOR MORTGAGE.

20111031000326240 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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2. This subordination shall be binding upon and insure to the benefit of the respective heirs, successors and assigns of MORTGAGE and LENDER.

WITNESS this the 29<sup>th</sup> day of August, 2011

ATTEST: Belinda Bryant

Belinda Bryant

Champion Bank

Name of Corporation

Christie Johnson

Christie Johnson

Print Name

AVP

Title

STATE OF Alabama

COUNTY OF Jefferson

On this the 29<sup>th</sup> day of August, 20 11, before me, the undersigned officer of the state and county mentioned, personally appeared Christie Johnson, with whom I am personally acquainted (proven to me on the basis of satisfactory evidence), and who further acknowledged that Christie Johnson is the AVP (title) of the maker or constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.


IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Nkechi Logan  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

**Nkechi Logan**  
**MY COMMISSION EXPIRES**  
**APRIL 29, 2015**

**Exhibit "A"**  
**Legal Description**

  
20111031000326240 3/3 \$18.00  
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All that certain parcel of land situated in the City of Chelsea, County of Shelby, State of Alabama, being known and designated as Lot 18, according to the Survey of Brook Chase Estates, Phase II, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from KDR Construction, LLC to Robert Carey Goostree and Alta Kee Goostree, as joint tenants, as described in Inst# 1998-22080, Dated 06/10/1998, Recorded 06/15/1998 in SHELBY County Records.

Tax ID: 09-8-34-0-003-018.000