

20120202000040180 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/02/2012 12:27:39 PM FILED/CERT

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
77508404-02

REC ②

SUBORDINATION AGREEMENT

56197040-1168921

Loan No: 3305403096

2012

This Agreement is made this 11th day of January, 2012 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 **Merchant & Farmers Bank, successor by merger to First National Bank of Shelby County**, whose address is 107 Inverness Corners Blvd AL 35242 (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$100,000.00 executed by **Scott H. Pellet** (the "Borrower"), dated December 7, 2005 and recorded on December 16, 2005, as Instrument Number 20051216000651350, in the records of Shelby County ("Lienholder's Lien"), covering the property commonly known as 377 Norris Lane, Alabaster, AL 35007 (the "Property") and legally described as:

Situated in the County of Shelby, State of AL:

(See Attached Legal Description)

Tax ID No.: 235150001030004

WHEREAS Quicken Loans intends to make a loan to the Borrower RD in a principal amount not to exceed \$126,775.00 and dated on or about January 20, 2012 to be secured by a mortgage/deed of trust granted to MERS as nominee for Quicken Loans covering the Property ("Quicken Loans' Lien"), and ** Will be recorded concurrently herewith.*

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 Melissa Butler

Printed Name Melissa Butler

Signature Meredith Mooney

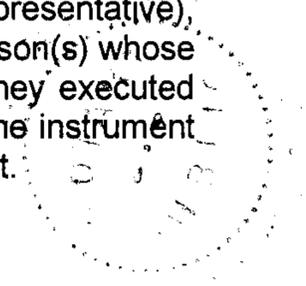
Printed Name Meredith Mooney

STATE OF Alabama)

COUNTY OF Shelby) SS

On January 11, ~~2011~~ ²⁰¹² before me, Deborah W Cocoris (Notary Name), personally appeared Y. Geron Daniel Jr. (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.

Deborah W Cocoris (Notary Signature)
Notary Public, County of Shelby, Acting in Shelby County.
State of Alabama
My commission expires 4-2-14



Witnesses:

Melissa Butler

Printed Name Melissa Butler

Printed Name CALVIN W PERKINS

STATE OF MICHIGAN)

COUNTY OF WAYNE) SS

On 1-13, 2011 before me, Scott Meyer, personally appeared Jeremy Futch, 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.

Scott Meyer
Notary Public, County of ADAMS, Acting in WAYNE County.
State of MICHIGAN
My commission expires 10-30-17

Jeremy Futch
Quicken Loans Inc. and Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.
By: Jeremy Futch
Quicken Loans, MERS Assistant Secretary

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

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LEGAL DESCRIPTION

Tax Id Number(s): 235150001030004

Land Situated in the County of Shelby in the State of AL

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN NORTH ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 435.0 FEET; THENCE RIGHT 91 DEGREES 32 MINUTES 48 SECONDS AND RUN EAST PARALLEL TO THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 435.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 307.0 FEET; THENCE LEFT 91 DEGREES 32 MINUTES 48 SECONDS AND RUN NORTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 893.4 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE LEFT 88 DEGREES 18 MINUTES 24 SECONDS AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 307.0 FEET; THENCE LEFT 91 DEGREES 31 MINUTES 36 SECONDS AND RUN SOUTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 893.36 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Commonly known as: 377 Norris Lane , Alabaster, AL 35007



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1632 1/26/2012 77508606/2