



20120830000328780 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/30/2012 04:08:23 PM FILED/CERT

Space Above This Line for Recorder's Use Only

Recording Request By:

And When Recorded Mail To:

Prepared by: Irene Graves
Citibank, N.A.
1000 Technology Dr, MS 321
O'Fallon, MO 63368
866-795-4978

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

MERS MIN # 100011520045054345
MERS, Inc S.I.S. # 1-888-679-6377

Sreepnara Butta
800-209-0011

Account # 2004505434

A.P.N: _____

Order No: 16753425

Escrow No: _____

23-02-04-4-000-001-058

SUBORDINATION OF LIEN

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, which is acting solely as a nominee for Citibank, N.A., whose address is 1901 E. Voorhees Street, Suite C, Danville, IL 61834 P.O. Box, 2026 Flint, Michigan 48501-2026 and holder of a mortgage dated June 29th, 2007, recorded July 5th, 2007, book , page , As Instrument 20070705000316050. And herein referred to as "Existing Mortgage" in the amount of \$ 34,845.00.

WHEREAS, Allen P. Russell and Angela N. Russell, as owners of said property desire to refinance the first lien of said property;

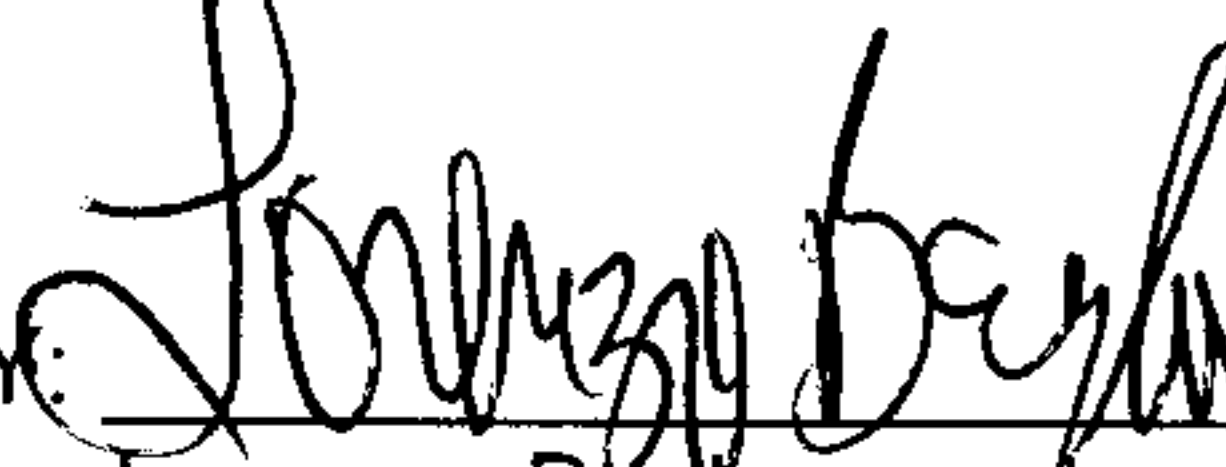
WHEREAS, it is necessary that the new lien to Citibank, N.A., its successor and/or assigns which secures a note in the amount not to exceed \$ 176,134.00 hereinafter referred to as "New Mortgage", be a first lien on the premises in question; *Dated: 2-26-12*

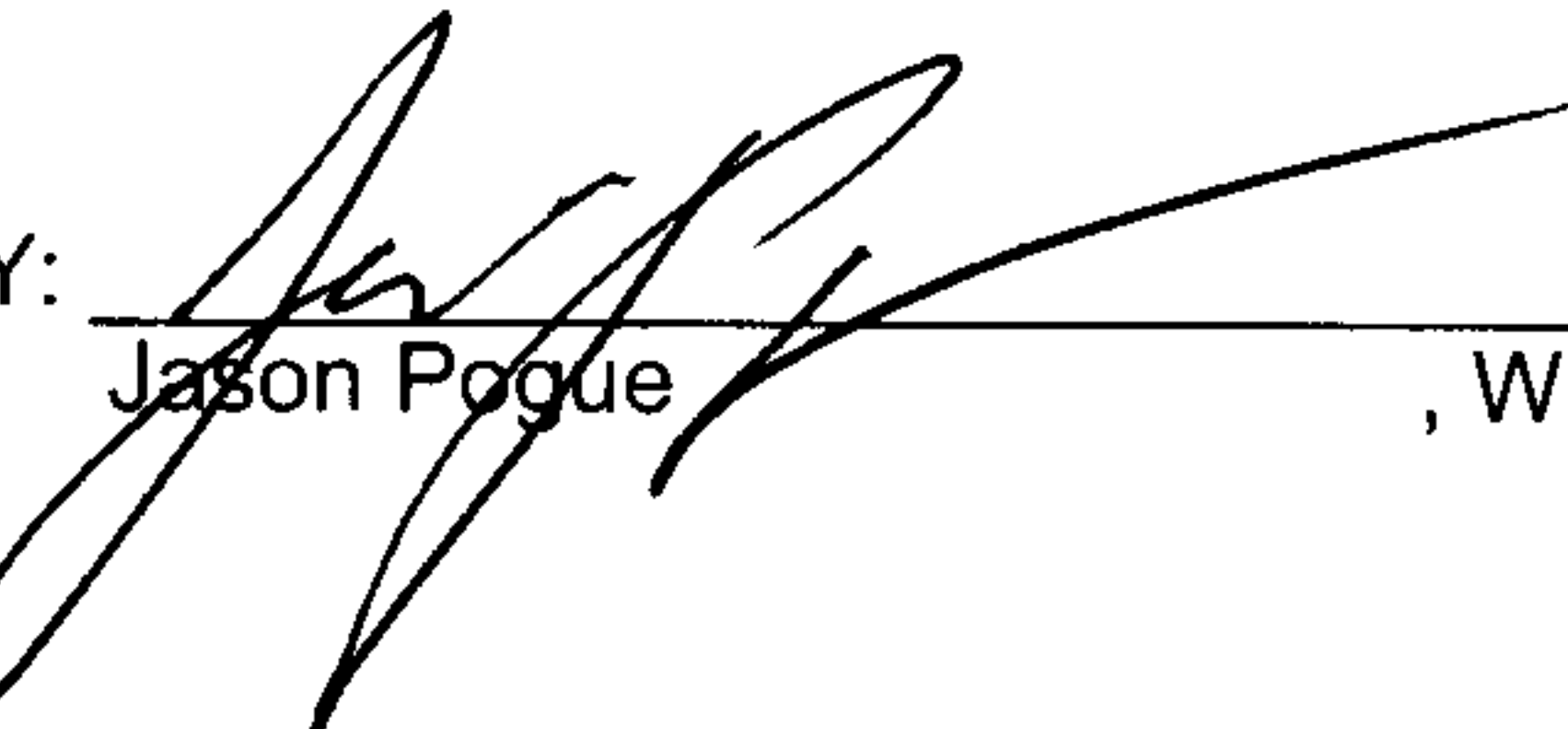
Recorded: 3-19-12 *INST #: 20120319000093840*
WHEREAS, **Mortgage Electronic Registration Systems, Inc** (the "Mortgagee") of "Existing Mortgage" and (the "Lender") of "Existing Mortgage" is willing to subordinate the lien of the "Existing Mortgage" to the lien of the "New Mortgage";


NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mortgage Electronic Registration Systems, Inc** hereby subordinates the lien of its "Existing Mortgage" to the lien of the "New Mortgage", so that the "New Mortgage" will be prior in all respects and with regard to all funds advanced hereunder to the lien of the "Existing Mortgage".

IN WITNESS WHEREOF, the said **Mortgage Electronic Registration Systems, Inc** has executed this subordination of lien this 14th day of August, 2012.

Mortgage Electronic Registration Systems, Inc.

BY: 
Lorenzo Baylor, Assistant Secretary

BY: 
Jason Pogue, Witness

BY: 
Felicia Prowell, Witness

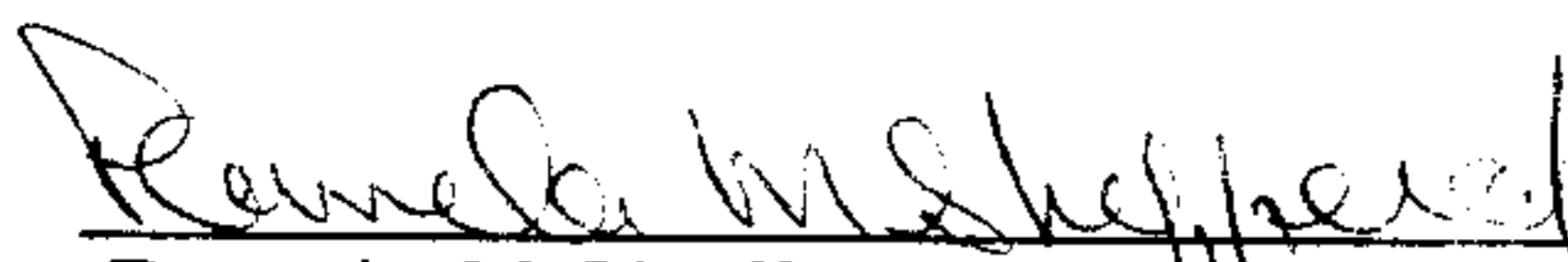
STATE OF _____)
County of _____) Ss.

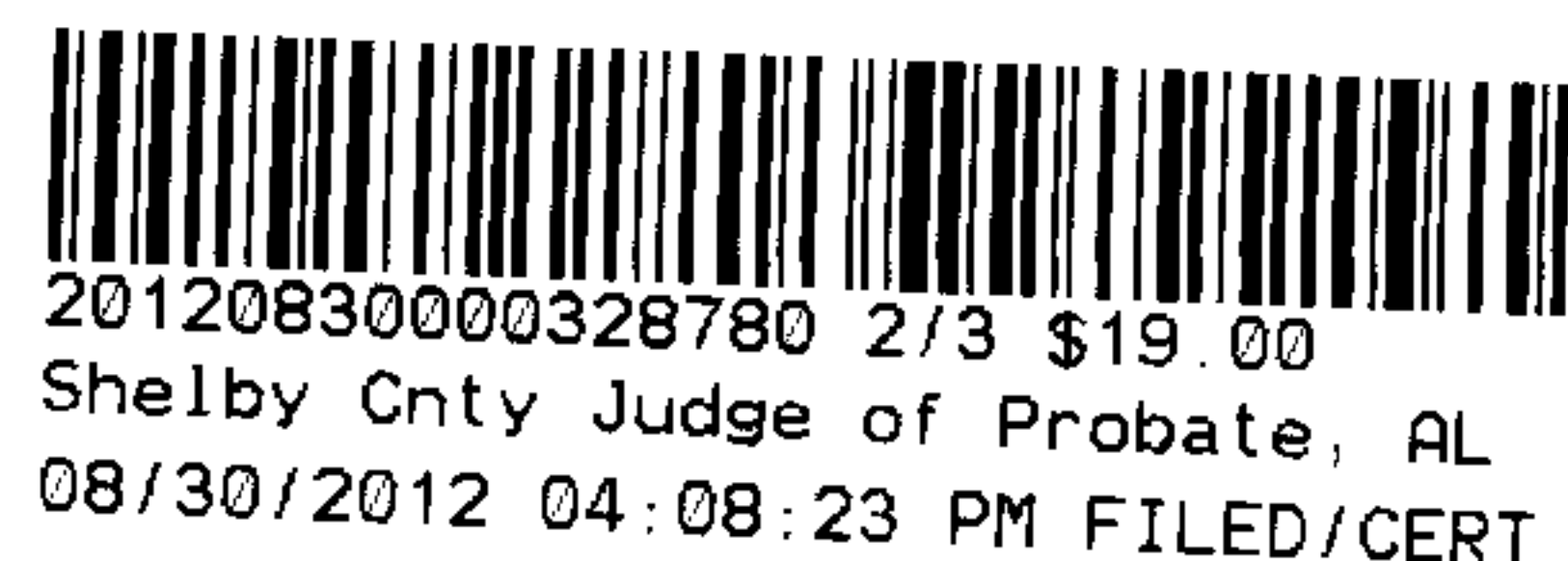
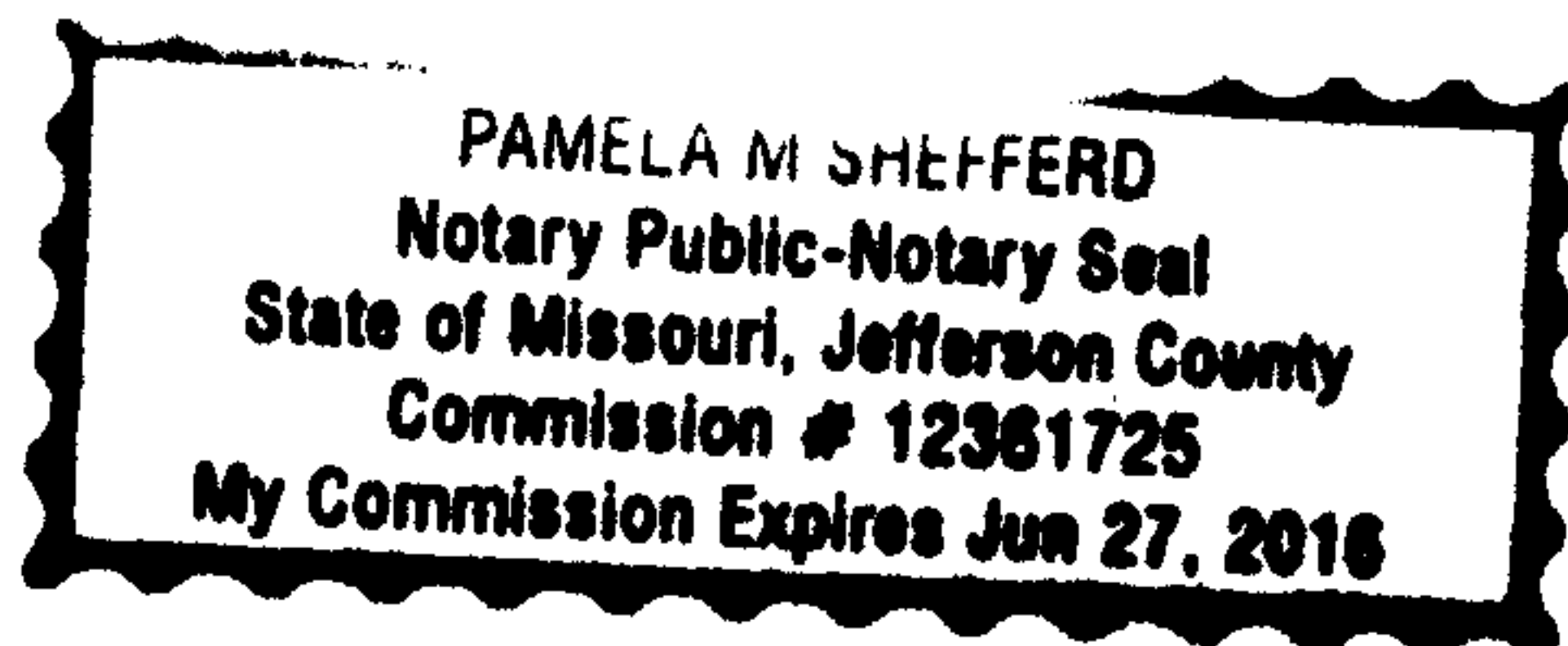
On this _____ day of _____, _____ before me, a Notary Public in the state of _____, personally appeared _____, to me personally known, who being by me duly sworn or affirmed did say that person is _____, and that said instrument was signed on behalf of the said corporation by the said _____, who acknowledged the execution of the said instrument to be the voluntary act and deed of said corporation by it voluntary executed.

- Notary Public

STATE OF MISSOURI)
County of St. Charles) Ss.

On the 14th day of August, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appear Lorenzo Baylor, Assistant Secretary of Mortgage Electronic Registration, Inc., known to me to be the person who executed the within Subordination of the Lien in behalf of said corporation and acknowledged to me that she executed the same for the purposes therein stated.


Pamela M. Shefferd - Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF MAYLENE, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED DOC # 20070705000316030, ID# 233080002075000, BEING KNOWN AND DESIGNATED AS LOT 75, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE 1 AS RECORDED IN MAP BOOK 35, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM PALMER CONSTRUCTION, INC. TO ALLEN P. RUSSELL AND ANGELA N. RUSSELL, AS DESCRIBED IN DOC # 20070705000316030, DATED 06/29/2007, RECORDED 07/05/2007, IN SHELBY COUNTY RECORDS.

470 HEATHERSAGE RD
MAYLENE AL 35114

BY FEE SIMPLE DEED FROM PALMER CONSTRUCTION, INC. AS SET FORTH IN DOC # 20070705000316030 DATED 06/29/2007 AND RECORDED 07/05/2007, SHELBY COUNTY RECORDS, STATE OF ALABAMA.

