



20130103000003730 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/03/2013 12:30:11 PM FILED/CERT

Space Above This Line for Recorder's Use Only

Recording Request By:

And When Recorded Mail To: ➔

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

Chicago Title
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

MERS MIN # 100011507713218526
MERS, Inc S.I.S. # 1-888-679-6377
Source of Title
Instrument # 20020516000231400
Account # 112111311237000

A.P.N: 13-7-26-2-001-004-007 Order No: 23767116

Escrow No: _____

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 January 17th, 2007, recorded January 31st, 2007, book _____, page _____, As Instrument 20070131000046530. And herein referred to as "Existing Mortgage" in the amount of \$ 30,000.00.

WHEREAS, Jason C. Hill and Loretta K. Hill, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to JPMorgan Chase Bank N.A., its successor and/or assigns which secures a note in the amount not to exceed \$ 104,677.00 hereinafter referred to as "New Mortgage", be a first lien on the premises in question;

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 November, 2012.

Mortgage Electronic Registration Systems, Inc.

BY: [Signature]
Jo Ann Bibb, Assistant Secretary



BY: [Signature]
Lucas Percy, Witness

BY: [Signature]
Kelley Yahl, Witness

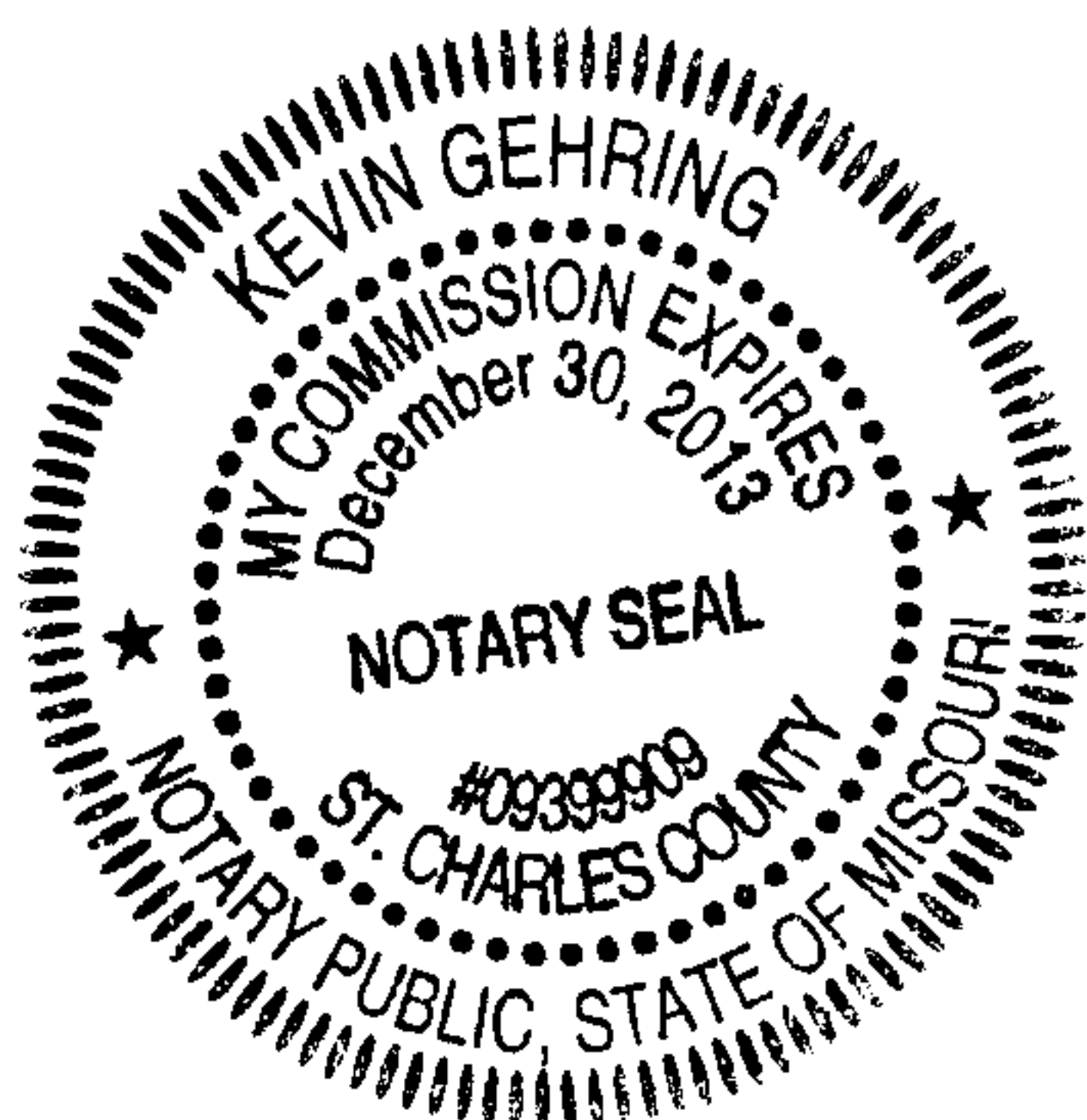
STATE OF _____)
County of _____) Ss.

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.

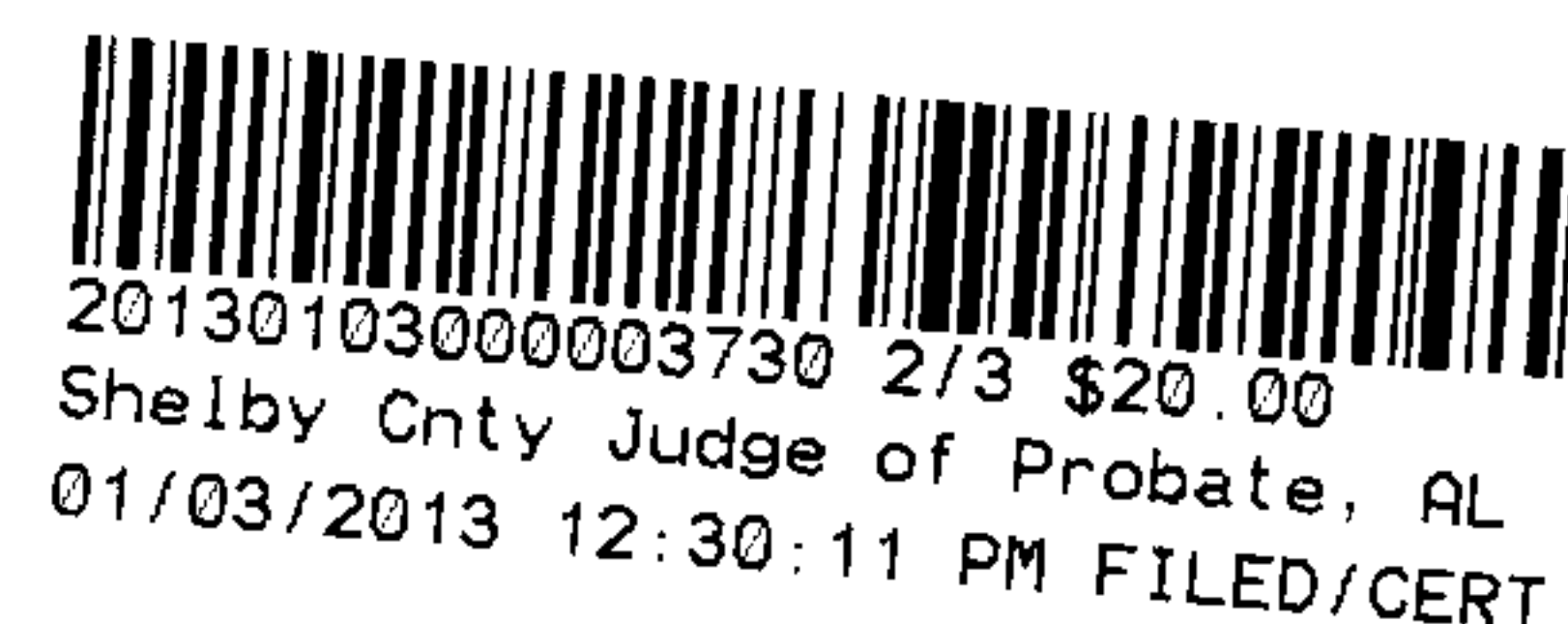
– Notary Public

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

On the 14th day of November, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appear Jo Ann Bibb, Assistant Secretary of **Mortgage Electronic Registration Systems, 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.



[Signature]
Kevin Gehring – 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 ALABASTER, SHELBY COUNTY, STATE OF ALABAMA, AS DESCRIBED IN DEED INST # 20020516000231400, ID# 13-7-26-2-001-004.007, BEING KNOWN AND DESIGNATED AS:

LOT 85 ACCORDING TO THE SURVEY OF KINGWOOD THIRD ADDITION AS RECORDED IN MAP BOOK 7 DATE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA BEING SITUATED IN SHELBY COUNTY ALABAMA

MORE COMMONLY KNOWN AS: 1909 KING CHARLES COURT, ALABASTER, AL 35007

JASON C. HILL AND LORETTA K. HILL, AS JOINT TENANTS BY FEE SIMPLE DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN INST # 20020516000231400 DATED 04/22/2002 AND RECORDED 05/16/2002, SHELBY COUNTY RECORDS, STATE OF ALABAMA.



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