

20130123000030390 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/23/2013 11:22:58 AM FILED/CERT

\_\_\_\_\_  
Space Above This Line for Recorder's Use Only

7638308  
Recording Request By

~~And When Recorded Mail To:~~

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

MERS MIN # 100390930400709758

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

Account # 112111400079000

A.P.N: \_\_\_\_\_

Order No: \_\_\_\_\_

Escrow No: \_\_\_\_\_

#### SUBORDINATION OF LIEN

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, which is acting solely as a nominee for **Amsouth Bank**, and Lender's assigns **Citibank NA** 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 7/21/06, recorded 7/27/06, book       , page       , as Instrument 20060727000362230. And herein referred to as "Existing Mortgage" in the amount of \$28,600.

WHEREAS, Jason B. Portney and Tara Nicholas Portney, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to \_\_\_\_\_, its successor and/or assigns which secures a note in the amount not to exceed \$111,600 hereinafter referred to as "New Mortgage", be a first lien on the premises in question;

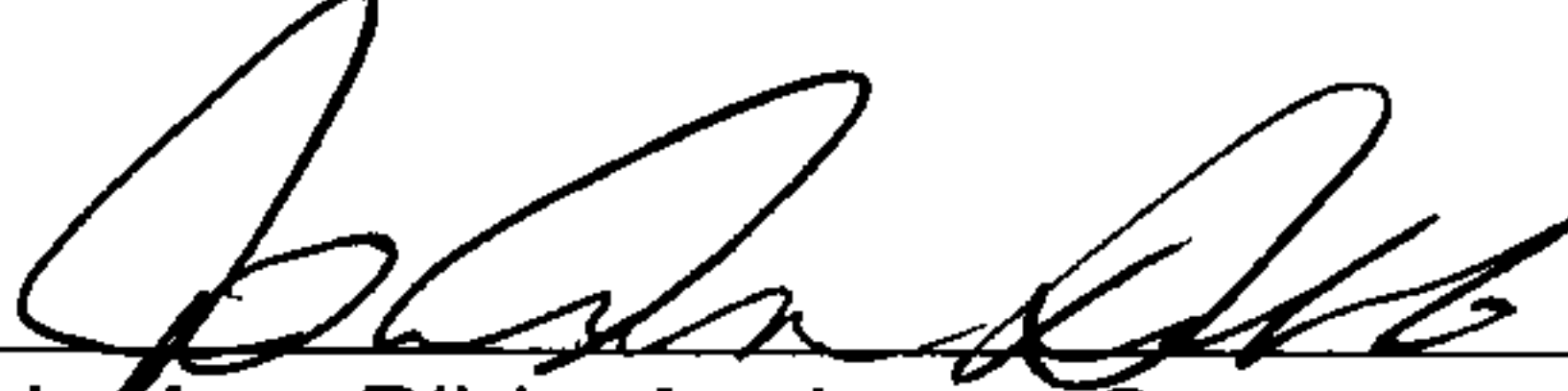
WHEREAS, **Mortgage Electronic Registration Systems, Inc** (the "Mortgagee") of "Existing Mortgage" and (the "Lender") of "Existing Mortgage" is willing to subordinate the lien of the "Existing Mortgage" to the lien of the "New Mortgage";

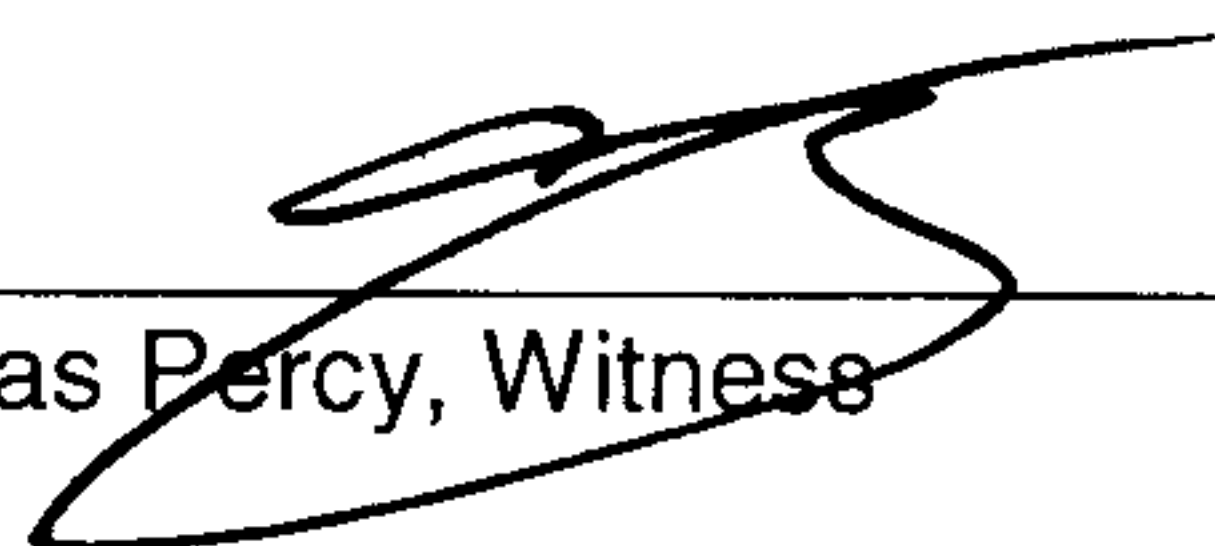
NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mortgage Electronic Registration Systems, Inc** hereby subordinates the lien of its "Existing Mortgage" to the lien of the "New Mortgage", so that

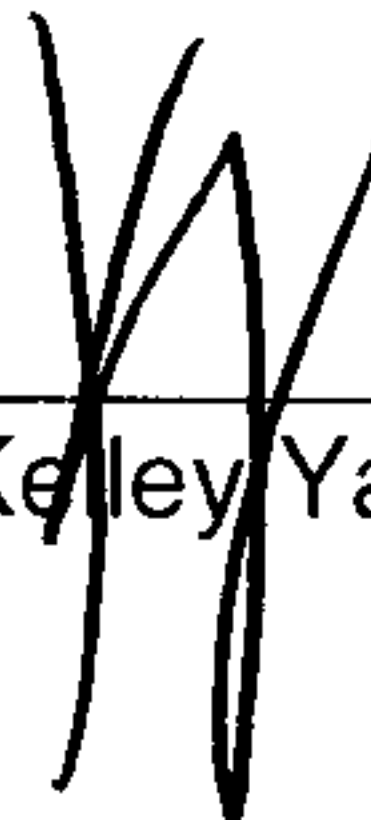
the "New Mortgage" will be prior in all respects and with regard to all funds advanced hereunder to the lien of the "Existing Mortgage".

IN WITNESS WHEREOF, the said **Mortgage Electronic Registration Systems, Inc** has executed this subordination of lien this 15 day of November, 2012.

**Mortgage Electronic Registration Systems, Inc., acting as nominee for, Amsouth Bank, its successors and assigns.**

BY:   
Jo Ann Bibb, Assistant Secretary

BY:   
Lucas Percy, Witness

BY:   
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 \_\_\_\_\_, who acknowledged the execution of the said instrument to be the voluntary act and deed of said corporation by it voluntary executed.

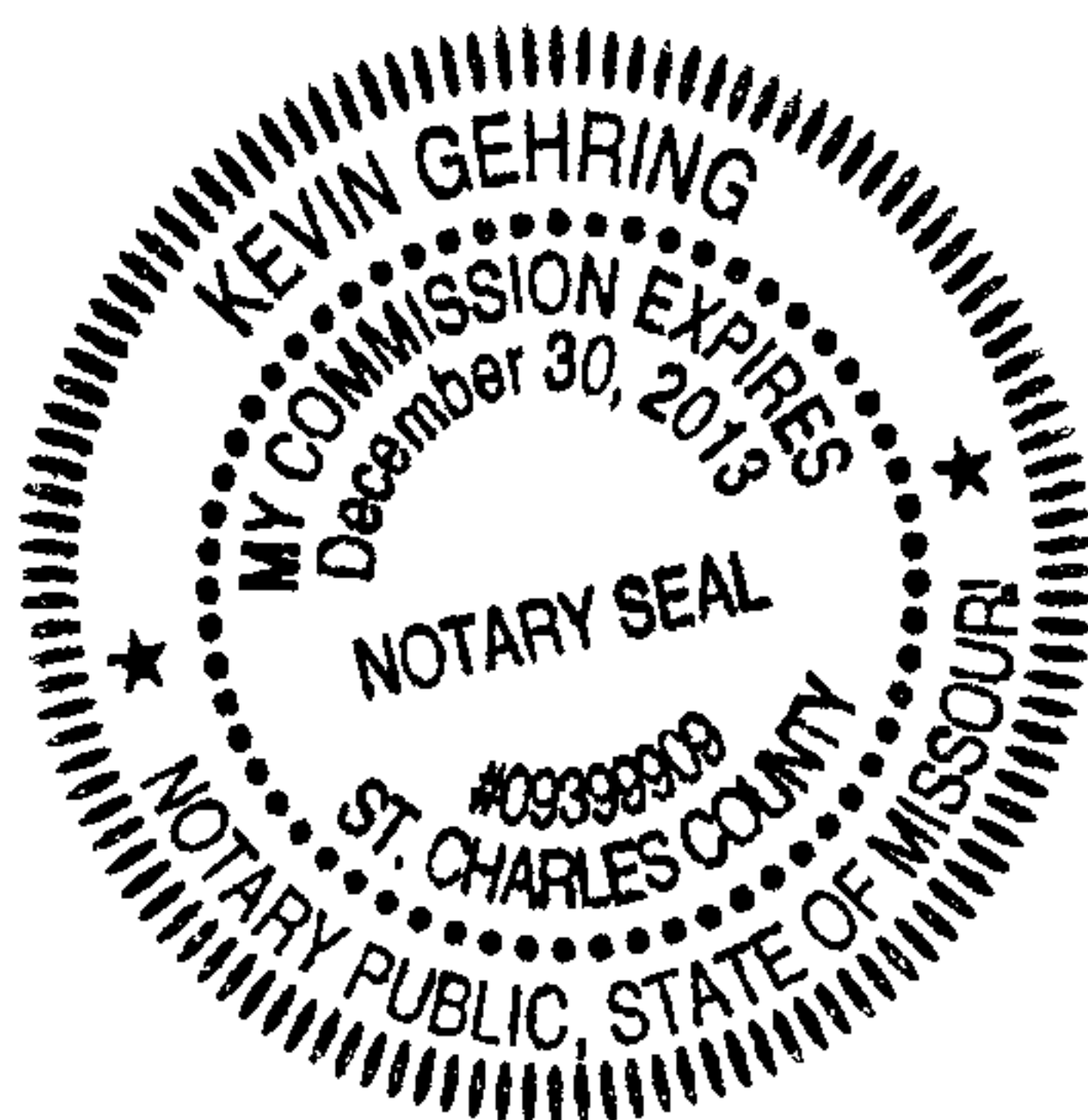
\_\_\_\_\_  
– Notary Public

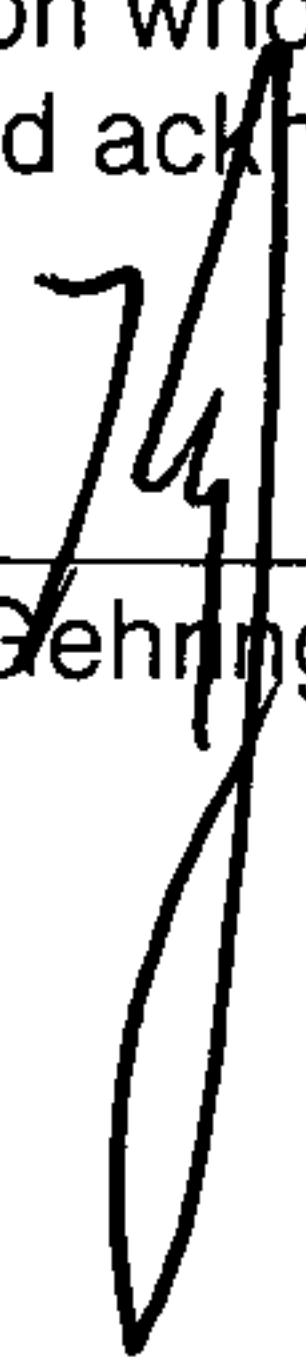


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STATE of Missouri)  
County of St. Charles) Ss.

On the 15 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, 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.



  
Kevin Gehring – Notary Public

**Exhibit "A"**



Real property in the City of **ALABASTER**, County of **SHELBY**, State of **Alabama**, described as follows:

**LOT 23, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Being all of that certain property conveyed to JASON B. PORTNEY AND TARA NICHOLAS PORTNEY, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP from WILLIAM C. HOWELL AND ALYSSA T. HOWELL, HUSBAND AND WIFE, by deed dated JULY 21, 2006 and recorded JULY 27, 2006 as INSTRUMENT NO. 20060727000362210 of official records.**


Commonly known as: 190 GARDENSIDE DRIVE, ALABASTER, AL 35007

APN #: **23-5-21-0-006-023-000**

 **PORTNEY**  
**46275993**  
**FIRST AMERICAN ELS**  
**SUBORDINATION OF LIEN**  


**AL**

*WHEN RECORDED, RETURN TO:*  
*FIRST AMERICAN MORTGAGE SERVICES*  
*1100 SUPERIOR AVENUE, SUITE 200*  
*CLEVELAND, OHIO 44114*  
*NATIONAL RECORDING*

  
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