

~~AFTER RECORDING, RETURN TO:~~

HSBC

Capture Center/Imaging
636 Grand Regency Blvd
Brandon, FL 33510

Loan Number: 12847240

MIN Number: 100137100012124519

Phone Number: 888-679-6377

Prepared by James Taylor

636 Grand Regency Blvd
Brandon, FL 33510



20130204000047210 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
02/04/2013 12:27:47 PM FILED/CERT

CROSS REFERENCES:

Security Instrument at
Deed Book _____, Page _____
MERS as Nominee for Quicken Loans Inc.
Security Instrument at
Deed Book _____, Page _____

78360676-2
57244201-1727688

SUBORDINATION AGREEMENT

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WHEREAS the undersigned **Mortgage Electronic Registration Systems, Inc.**, acting solely as nominee for **Secured Funding Corporation**, its successors and assigns (the "Original Lender") is the holder of a certain **Mortgage/Deed of Trust** (the "Security Instrument") executed by **James Ronald Stutts**, dated **December 30, 2005**, to secure a note to Original Lender in the amount of **\$64,865.00**, said instrument encumbering certain property located at **237 Brentwood Drive, Alabaster, Shelby County, Alabama** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

* a single man
WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, **Shelby County, Alabama**], on **January 19, 2006**, in Instrument Number: **20060119000031370**;; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc.** and its successors and assigns (the "**Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument**"), executed by **James Ronald Stutts**, dated 1/18/13, to secure a note to **Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc.** in the amount not to exceed **\$86,675.00**, said instrument also encumbering the Property; and

WHEREAS the **Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc.** Security Instrument was recorded by the [Clerk of Superior Court, **Shelby County, Alabama**], on _____, in Instrument Number: 20130204000047200 and

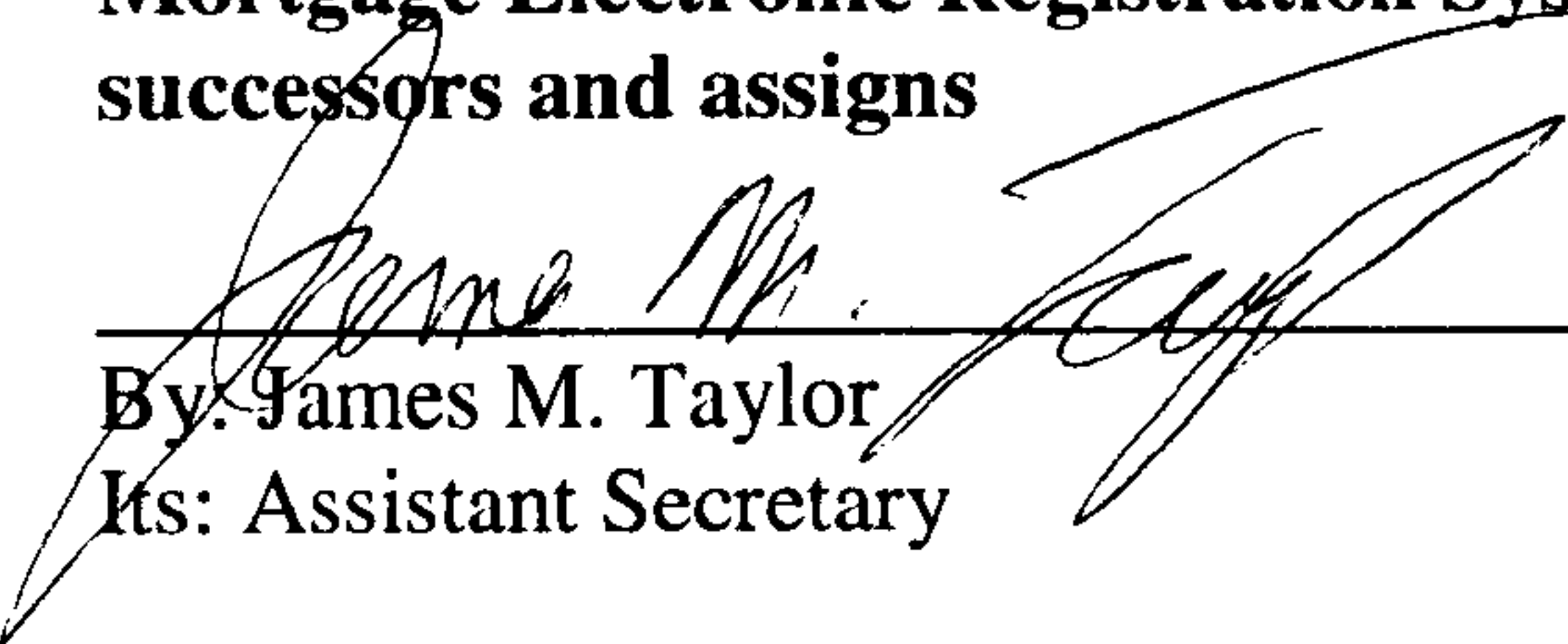
WHEREAS Original Lender and **Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc.** desire to establish **Mortgage Electronic Registration Systems, Inc.**


(MERS) as Nominee for Quicken Loans Inc.'s position as first priority lienholder on the Property, with full security interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument, but, shall not be subordinate to any future advances taken under the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument, except those corporate advances expressly permitted in the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument;

THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. under the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument, but, shall not be subordinate to any future advances taken under the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument, except those corporate advances expressly permitted in the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Instrument. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for Quicken Loans Inc. Security Deed and the successors and assigns thereof and of any purchaser at any foreclosure sale there under and shall apply with like force and effect to any renewal thereof.

WITNESS the hand and seal of the undersigned, this 8th day of January, 2013.

Mortgage Electronic Registration Systems, Inc., acting as nominee for Secured Funding Corporation, its successors and assigns


By: James M. Taylor
Its: Assistant Secretary


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Signed, sealed and delivered
in the presence of


By: Dianne Kroll Witness





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Continued....

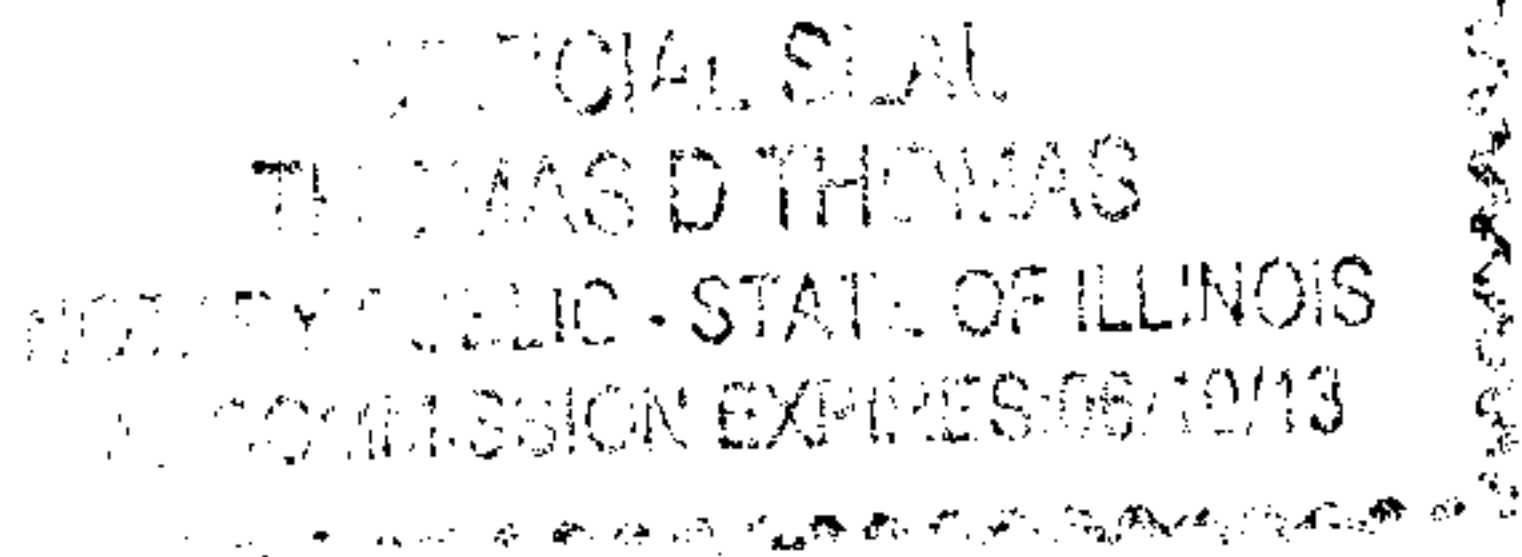
State of Illinois
County of DuPage

I, Thomas D. Thomas, a Notary Public in and for the State of Illinois and County of DuPage, do hereby certify that James M. Taylor personally appeared before me this day and acknowledged that he is the Assistant Secretary of **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Secured Funding Corporation, its successors and assigns**, a Corporation, and that he as Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the 8th day of January, 2013.

Notary Public Thomas D. Thomas
My commission expires: 06/10/2013

Seal:





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Shelby Cnty Judge of Probate, AL
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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14 9 31 3 001 026.000

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

LOT 110, ACCORDING TO THE SURVEY OF WEATHERLY, BRENTWOOD, SECTOR 15, PHASE TWO, AS RECORDED IN MAP BOOK 20, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

Commonly known as: 237 Brentwood Dr , Alabaster, AL 35007



+U03456156+

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