

20130204000048480 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/04/2013 03:16:09 PM FILED/CERT

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 15767262
800-756-3524 Ext. 5011

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

MERS MIN # 100206200000032421

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

Account # 112122600069000

A.P.N: 149312001001002

Order No: _____

Escrow No: _____

SUBORDINATION OF LIEN

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, which is acting solely as a nominee for **Southeastern Mortgage of Alabama, LLC**, 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 8/31/05, recorded 9/9/05, book , page , as Instrument 20050909000467010. And herein referred to as "Existing Mortgage" in the amount of \$23,400.

WHEREAS, Kathryn Rexrode and Greg Smith, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to Wells Fargo Bank, NA, its successor and/or assigns which secures a note in the amount not to exceed \$168,690 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".

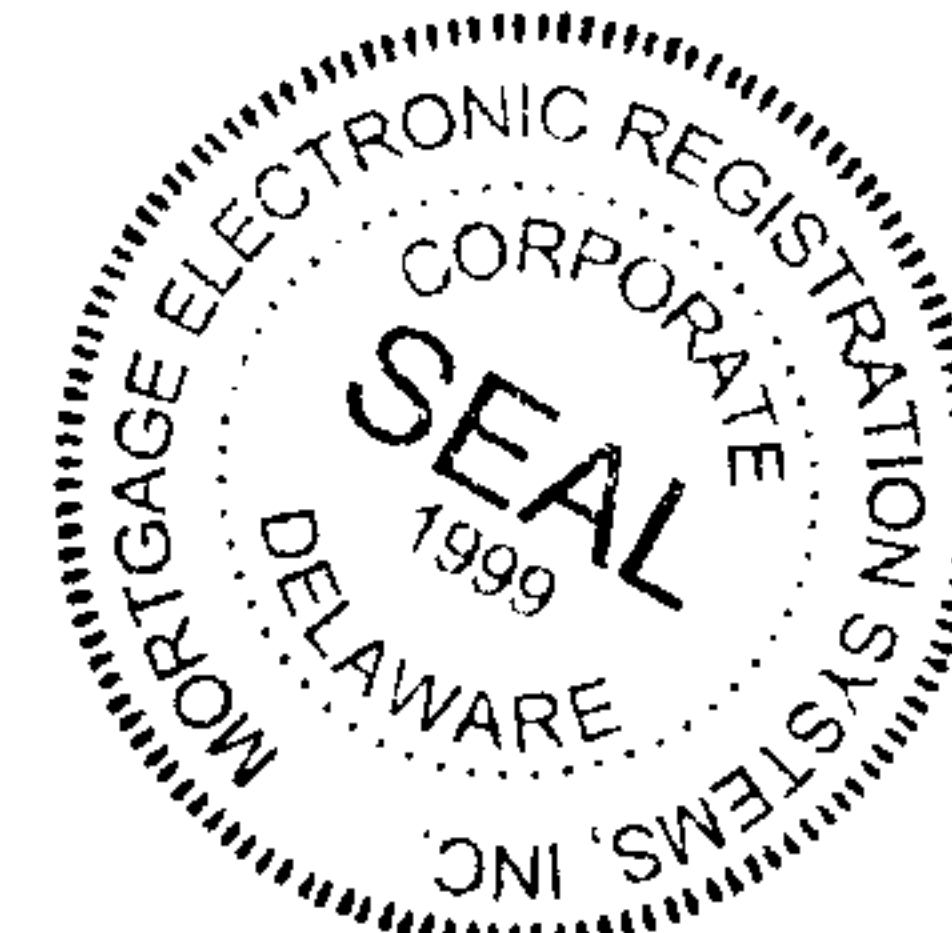
IN WITNESS WHEREOF, the said **Mortgage Electronic Registration Systems, Inc** has executed this subordination of lien this 26 day of December, 2012.

Mortgage Electronic Registration Systems, Inc., acting as nominee for, Southeastern Mortgage of Alabama, LLC, its successors and assigns.

BY: [Signature]
Jo Ann Bibb, Assistant Secretary

BY: [Signature]
Lucas Percy, Witness

BY: [Signature]
Kelley Yahl, Witness



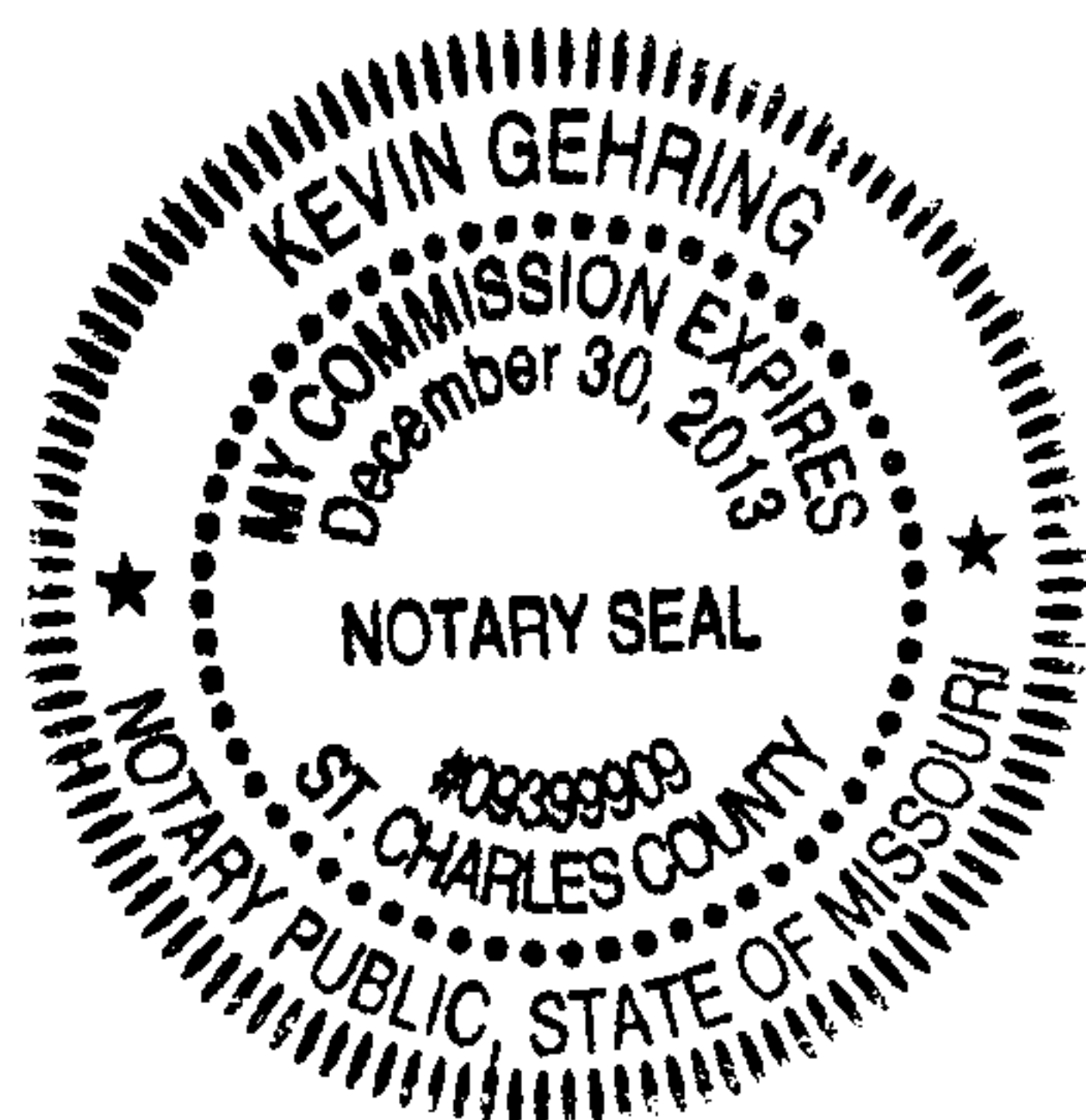
STATE of _____)
County of _____) Ss.

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 _____, 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 26 day of December, 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.



[Signature]
Kevin Gehring – Notary Public

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Order ID: 15767262
Loan No.: 0355031212

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

Lot 2, according to the Survey of Weatherly, Glen Abbey - Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to:

All easements, restrictions, covenants, and rights of way record, including but not limited to: (a) 30 foot minimum building setback line from Glen Abbey Lane as shown by recorded map (b) Restriction, covenants and conditions as setforth in Instrument No. 1994-25694, amended in Instrument No. 1995-9413 (c) Transmission line permit to Alabama Power Company as setforth in Deed Book 127, Page 410 and in Deed Book 194, Page 30 (d) Agreement for ingress and egress as setforth in Deed Book 289, Page 858 (e) Restrictions, limitations and conditions as shown in Map Book 18, Page 128

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

Assessor's Parcel Number: 149312001001002