

20130212000061780 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/12/2013 01:52:55 PM FILED/CERT

Space Above This Line for Recorder's Use Only

~~Recording Request By:~~

~~& Prepared 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

MERS MIN # 100039288182499941
MERS, Inc S.I.S. # 1-888-679-6377

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Account # 113011800032000

A.P.N: _____

Order No: _____

Escrow No: _____

SUBORDINATION OF LIEN

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, which is acting solely as a nominee for the lender First Magnus Financial Corporation, and Lender's assigns, Citibank, N.A. whose address is 1901 E. Voorhees Street, Suite C, Danville, IL 61834 P. O. Box 2026, Flint, Michigan 48501-2026 and who is the holder of a mortgage dated November 3rd, 2006, recorded November 7th, 2006, book _____, page _____, As Instrument 20061107000545370. And herein referred to as "Existing Mortgage" in the amount of \$ 34,150.00.

WHEREAS, Mark Quincy Ford and Aubrey T. Ford, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to MERS Inc, as nominee for Quicken Loans its successor and/or assigns which secures a note in the amount not to exceed \$ 143,350.00 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";



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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 21st day of January, 2013.

**Mortgage Electronic Registration Systems Inc., as nominee for,
 First Magnus Financial Corporation
 its successors and assigns.**

BY: [Signature]
 Brian L. Walston, Assistant Secretary



BY: [Signature]
 Lucas Percy, Witness

BY: [Signature]
 Kelley Wahl, Witness

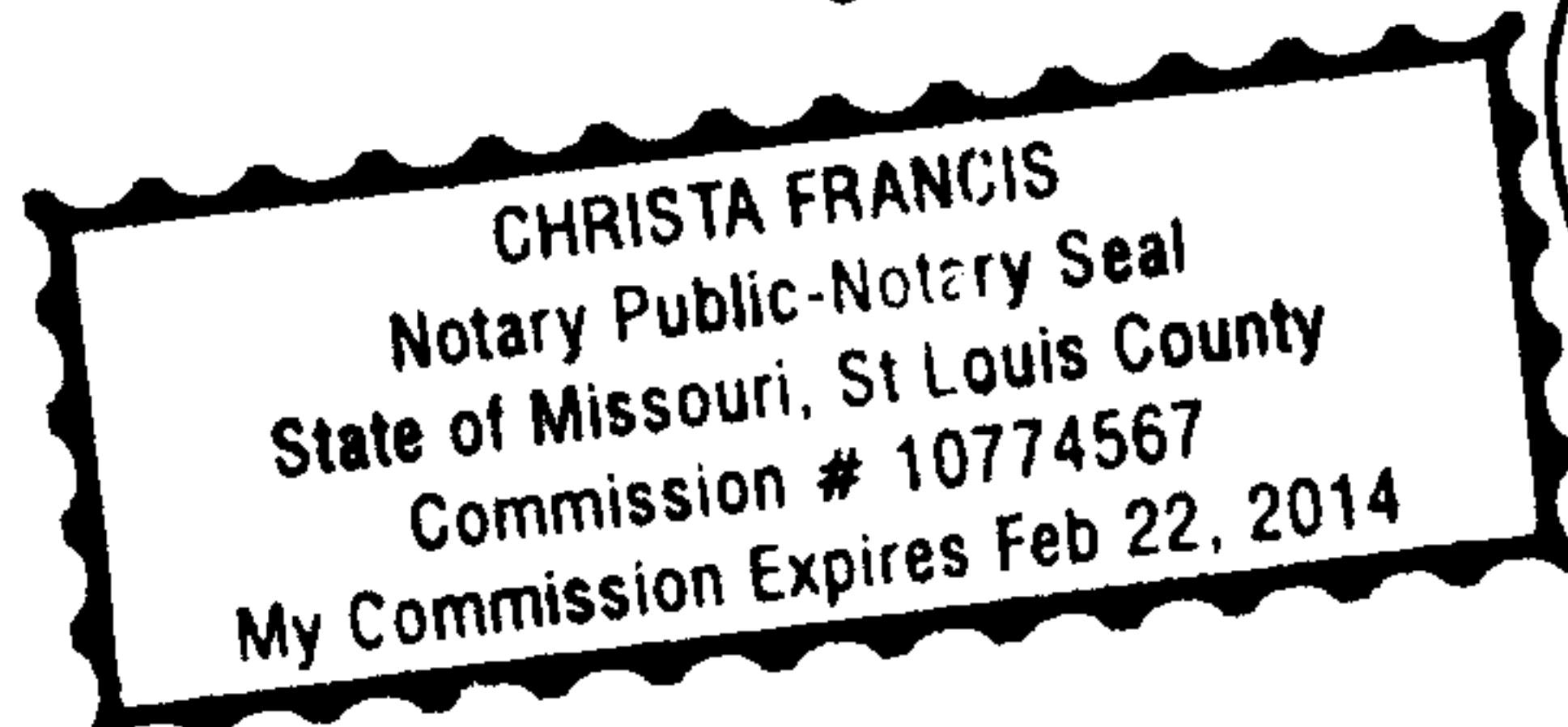
STATE OF _____)
 County of _____) Ss.

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 21st day of January, 2013 before me, the undersigned, a Notary Public in and for said County and State, personally appear Brian L. Walston, 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]
 Christa Francis - Notary Public



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 343063002026000

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

LOT 126, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 1009 Pine Valley Dr , Calera, AL 35040



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1371 2/5/2013 78386269/2