

~~AFTER RECORDING, RETURN TO:~~

HSBC

Capture Center/Imaging
636 Grand Regency Blvd
Brandon, FL 33510
Loan Number: 15298508
MIN Number: 100013184002354475
Prepared By: JeNean Jones
Phone Number: 888-679-6377



20130226000080210 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/26/2013 09:03:39 AM FILED/CERT

prepared by: Amy Jordan

RETURN TO:

9001 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

CROSS REFERENCES:

Security Instrument at
Deed Book _____, Page _____
Wells Fargo Bank, N.A.
Security Instrument at
Deed Book _____, Page _____

SUBORDINATION AGREEMENT

12NL55017

12WR48595

WHEREAS the undersigned **Mortgage Electronic Registration Systems, Inc., Inc.**, as nominee for **Corinthian Mortgage Corporation DBA SouthBanc Mortgage**, its successors and assigns (the "Original Lender") is the holder of a certain **Mortgage** (the "Security Instrument") executed by **Phila L. Logan**, dated **July 24, 2006**, to secure a note to Original Lender in the amount of **\$34,700.00**, said instrument encumbering certain property located at **1008 Ashley Brook Lane, City of Helena, County of Shelby, AL.** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, **County of Shelby, AL.**], on **July 31, 2006**, in **Document 20060817000403520**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **Wells Fargo Bank, N.A.** and its successors and assigns (the "**Wells Fargo Bank, N.A.** Security Instrument"), executed by **Phila L. Logan**, dated *12/21/12*, to secure a note to **Wells Fargo Bank, N.A.** in the amount not to exceed **\$86,452.00**, said instrument also encumbering the Property; and

WHEREAS the **Wells Fargo Bank, N.A.** Security Instrument was recorded by the [Clerk of Superior Court, **County of Shelby, AL.**], on *1/4/13*, in **Document *20130104000006800***, and

WHEREAS Original Lender and **Wells Fargo Bank, N.A.** desire to establish **Wells Fargo Bank, N.A.**'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 **Wells Fargo Bank, N.A.** Security Instrument, but, shall not be subordinate to any future advances taken under

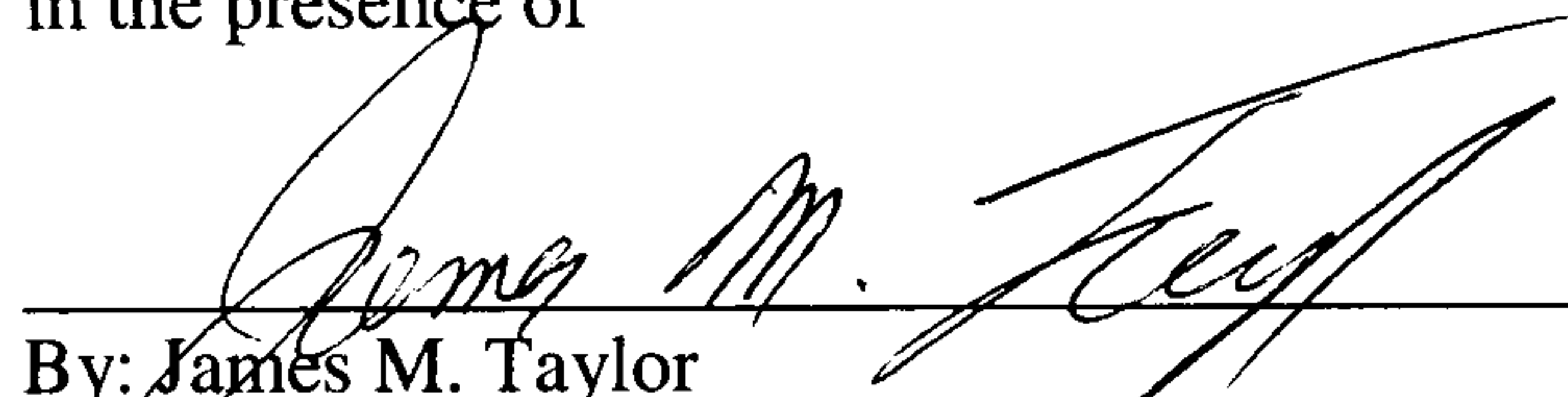
the **Wells Fargo Bank, N.A.** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, N.A.** Security Instrument;

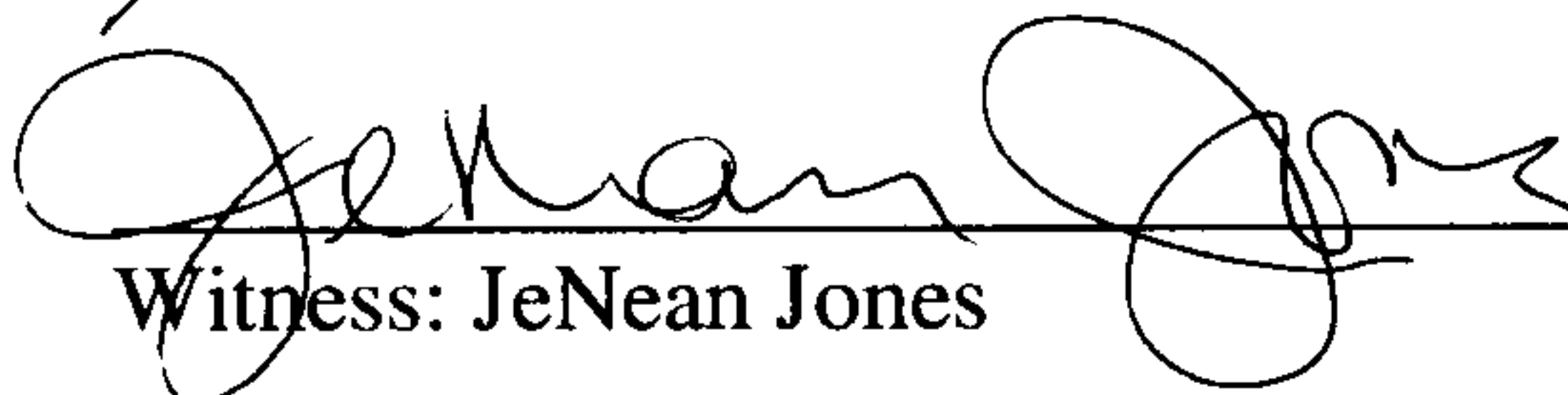
THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **Wells Fargo Bank, N.A.** under the **Wells Fargo Bank, N.A.** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, N.A.** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, N.A.** 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 **Wells Fargo Bank, N.A.** 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 3rd day of December, 2012.

Mortgage Electronic Registration Systems, Inc., Inc., as nominee for Corinthian Mortgage Corporation DBA SouthBanc Mortgage, its successors and assigns

Signed, sealed and delivered
in the presence of


By: James M. Taylor
Its Assistant Secretary Administrative Services Division



Witness: JeNean Jones


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State of Illinois
County of DuPage

I, Barbara A. Laing, 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., Inc., as nominee for Corinthian Mortgage Corporation DBA SouthBanc Mortgage, its successors and assigns**, a Corporation, and that he as such Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the 3rd day of December, 2012.


Notary Public ... Barbara A. Laing
My commission expires: 10/01/2015
Seal:

OFFICIAL SEAL
BARBARA A LAING
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/01/15

**LEGAL DESCRIPTION
(Exhibit A)**

12NL55017


LOT 1, ACCORDING TO THE SURVEY OF ASHLEY BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO PHILA L. LOGAN BY WARRANTY DEED FROM OLD SOUTH BUILDERS, INC. AS RECORDED 02/01/2000 AS DOCUMENT 2000-03190.

Commonly Known As: 1008 ASHLEY BROOK LN, HELENA, AL, 35080

TAX ID: 13-5-21-4-004-001.000

Tax Id: 13-5-21-4-004-001.000


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