

PREPARED BY: ROSALIE CHURBE

~~WHEN RECORDED MAIL TO:~~

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288-0558

ATTENTION: EQMISC

When Recorded Return To:

Indecent Global Services
2023 Country Drive
SLP, AL 35117

SUBORDINATION OF LIEN

78666836-2 Dec 2011
Date: April 19, 2013

Subordinating Party: USAA Federal Savings Bank

Subordinated Lien:

Date: **March 25, 2005**

Grantor(s): **Derick P. Hunt and Lee I. Hunt**

Beneficiary: USAA Federal Savings Bank

Note Secured by Subordinated Lien: Note dated **March 25, 2005**, in the original principal amount of **\$29,000.00**.

Recording Information: **Mortgage** dated **March 25, 2005**, recorded on **April 19, 2005** at **County of Shelby, State of Alabama** in **Instr# 20050419000185430**, which mortgage is a lien upon the said premises located at **1802 Chanbury Dr, Pelham, AL 35124**.

Superior Lien:

Date: May 1, 2013

Borrower(s): **Derick P. Hunt and Lee Hunt**

Lender: **Wells Fargo Bank N.A.**

Note Secured by Superior Lien: Note dated May 1, 2013 with a loan amount not to exceed **\$118,616.00**

Property Address: **1802 Chanbury Dr, Pelham, AL 35124**



20130514000199840 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/14/2013 01:31:20 PM FILED/CERT

FORM CODE: EQMISC

Subordinating Party is the owner and holder of the Subordinated Lien, which is a lien against the Property.

For value received, Subordinating Party subordinates the Subordinated Lien against the Property to the Superior Lien and agrees that the Subordinated Lien will remain subordinate to the Superior Lien regardless of the frequency or manner of renewal, extension, change, or alteration of the Superior Lien or the Note Secured by Superior Lien.

USAA Federal Savings Bank



By: Rosalie G. Churbe

Account Services Specialist

STATE OF TEXAS

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§
§

COUNTY OF BEXAR

On **April 19, 2013**, before me, the undersigned appeared **Rosalie G. Churbe**, Account Services Specialist, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Bexar and the State of Texas.



Angela Garcia

Notary Public

State of Texas

My Commission Expires: 02-29-2016



20130514000199840 2/4 \$22.00
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EXHIBIT "A"

THAT CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 39 AND THE NORTHEAST CORNER OF LOT 38 OF CHANDALAR SOUTH, FIRST SECTOR SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 106 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, SAID POINT ALSO LYING ON THE RIGHT-OF-WAY OF CHANBURY DRIVE; THENCE RUN SOUTHWESTERLY AND ALONG THE COMMON LOT LINE BETWEEN LOT 38 AND LOT 39 OF SAID SUBDIVISION A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF LOT 39 OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 60.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 77 DEGREES-27 MINUTES-25 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 171.42 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 96 DEGREES 27-MINUTES-35 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 250.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 76 DEGREES-35 MINUTES-00 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 20.56 FEET TO THE NORTHEAST LOT CORNER OF LOT 39 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST LOT CORNER OF LOT 40 OF SAID SUBDIVISION; THENCE TURN AN ANGLE TO THE RIGHT OF 103 DEGREES-25 MINUTES-00 SECONDS AND RUN SOUTHWESTERLY AND ALONG THE REAR LOT LINE OF SAID LOT 39 A DISTANCE OF 59.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83 DEGREES-55 MINUTES-00 SECONDS AND A RADIUS OF 111.22 FEET AND BEING CONCAVE SOUTHEAST; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE REAR OF SAID LOT 39 AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.90 FEET, SAID ARC SUBTENDED BY A CHORD BEARING IN A SOUTHERLY DIRECTION A DISTANCE OF 148.72 FEET, TO THE END OF SAID CURVE; THENCE RUN IN A SOUTHEASTERLY DIRECTION AND TANGENT TO SAID CURVE A DISTANCE OF 57.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MR DERICK HUNT AND MRS LEE HUNT BY DEED FROM CITY OF PELHAM, AN ALABAMA MUNICIPAL CORPORATION RECORDED 02/24/2003 IN DEED BOOK 20030224000112170

IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TAX ID# 13-1-01-3-004-017.000

File No.: 1129446

ALTA Commitment (6/17/06) – Schedule A

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20130514000199840 3/4 \$22.00
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stewart
title guaranty company

For Informational Purposes Only:

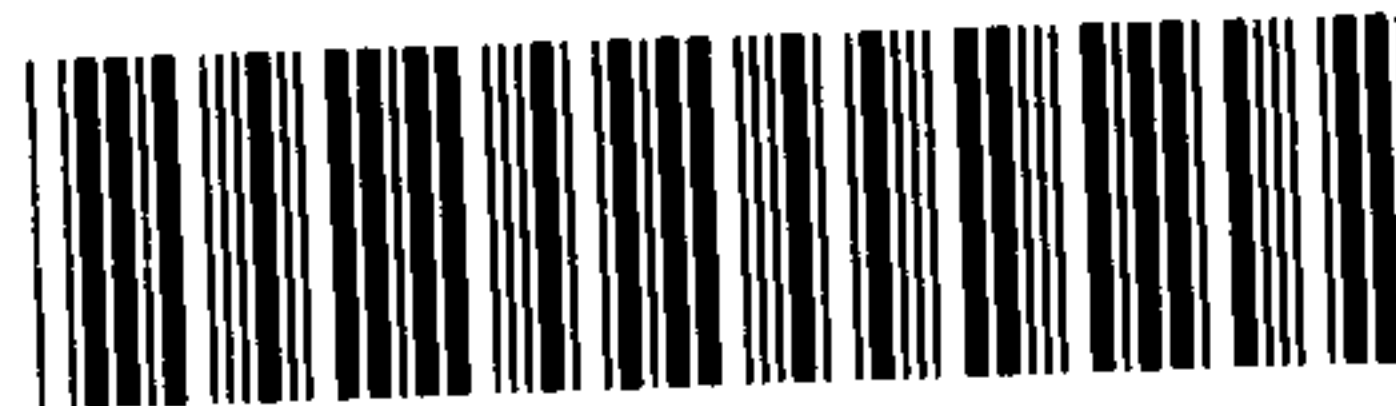
Property Address:

1802 Chanbury Drive

Pelham, AL 35124



20130514000199840 4/4 \$22.00
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