

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

2686322

SUBORDINATION AGREEMENT

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



78752599-2



20130612000241290 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
06/12/2013 01:43:51 PM FILED/CERT

SUBORDINATION AGREEMENT

This Agreement made this May 3, 2013 by Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for FREELAND AND ROGERS LLC., its successors and assigns, whose address is P.O. Box 2026, Flint MI 48501-2026 (hereinafter called "Mortgagee") and **WELLS FARGO BANK, N.A.** (hereinafter called "New Lender").

WHEREAS, Mortgagee is the holder of a Mortgage (hereinafter called "Mortgage") in the amount of **\$30,750.00** executed by **HAROLD BRENT LIGHTSEY, MARRIED MAN AND WIFE, TULLY GIBB LIGHTSEY**, dated **02/28/2007**, recorded **03/02/2007**, in **Document #20070302000095970** in **SHELBY** County Records, State of **ALABAMA**, and covering the property described as follows:

Legal Description

Commencing at an iron stake that lies 435 feet Southwest from the Southeast corner of Richmond Ray's lot on the West marginal line on the right of way of the Vincent and Pell City Highway; thence running in a Southwesterly direction along said highway 210 feet; thence West 210 feet; thence in a Northeasterly direction 210 feet to a stake that lies 432 feet from the Southwest corner of Richmond Ray's Lot; thence East 210 feet to a starting point.

Being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 19 South, Range 2 East, Shelby County, Alabama.

Commonly known as: 745 HIGHWAY 231, VINCENT, ALABAMA 35178

WHEREAS, **HAROLD BRENT LIGHTSEY** has applied to New Lender for a loan in an amount not to exceed **\$88,000.00**, which is to be secured by a mortgage (hereinafter called "New Mortgage") covering the above described property.

WHEREAS, it is hereby agreed that the lien of the Mortgage shall be subordinate to the lien of the New Mortgage.

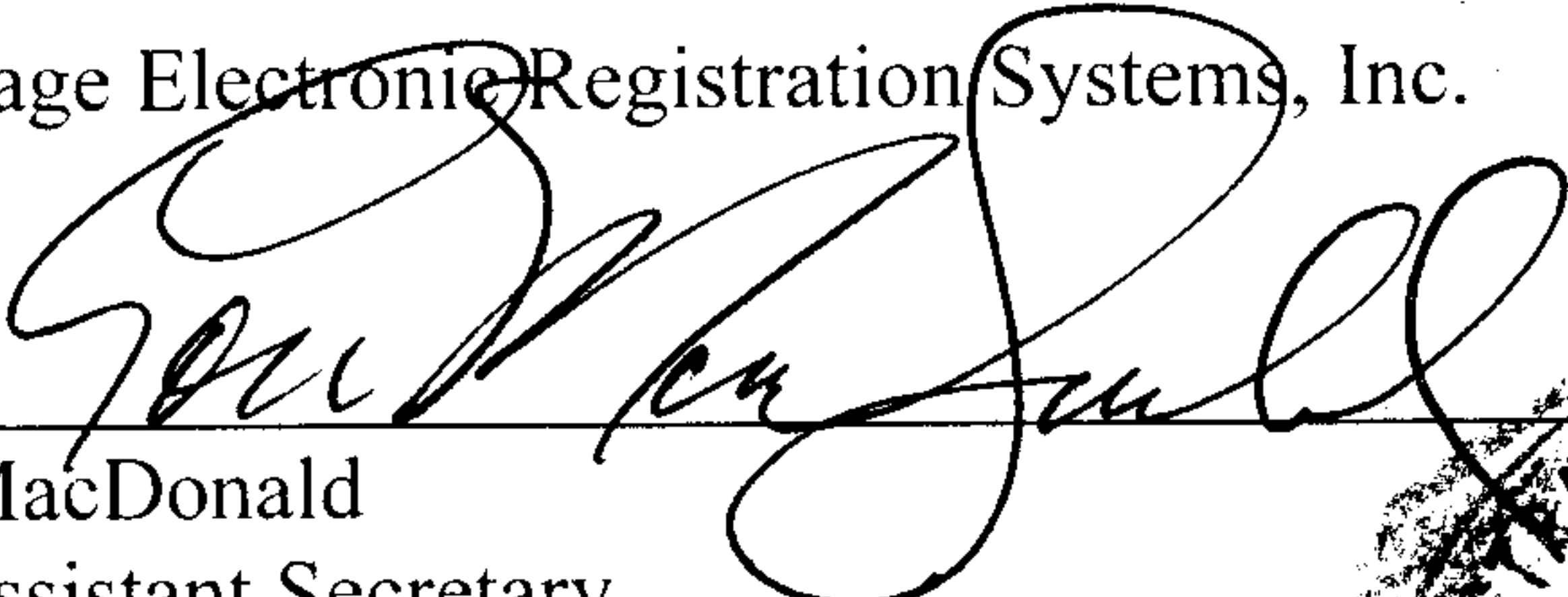
Thereof, in consideration of \$1.00 and other valuable consideration, receipt whereof is hereby acknowledged, Mortgagee covenants and agrees as follows:

1. Mortgagee hereby waives the priority of the lien of the Mortgage in favor of the lien of the New Mortgage and covenants and agrees that the Mortgage is and shall be subject and subordinate to the lien of the New Mortgage.
2. Mortgagee represents and warrants that it has not assigned or transferred the Mortgage, for collateral purposes or otherwise.
3. This Agreement shall be binding upon and shall insure to the benefit of the Mortgagee and the New Lender and their respective heirs, legal representatives, successors and assigns.



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Mortgage Electronic Registration Systems, Inc.

By: 
Lori MacDonald
Its: Assistant Secretary



STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State on this May 3, 2013, personally appeared Lori MacDonald to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Assistant Secretary and acknowledged to me that he/she executed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



Sandra Osborne
Notary Public, Cuyahoga County, Ohio
Commission Expires: December 19, 2017
Recorded in Cuyahoga County



SANDRA OSBORNE
Notary Public, State of Ohio
My Commission Expires Dec. 19, 2017
Recorded in Cuyahoga County



20130612000241290 3/4 \$21.00
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Loan #2686322

Prepared by Yecenia Mellado
Return to: NYCB Mortgage Company, LLC
1801 E. 9TH ST. Suite 200
Cleveland, OH. 44114

Mortgage Electronic Registration Systems, MERS
P.O. Box 2026, Flint, MI 48501
888-679-6377

File No.: 198113423513

EXHIBIT "A"

The following described real property located in County of Shelby, State of Alabama; being more particularly described as follows:

Commencing at an iron stake that lies 435 feet Southwest from the Southeast corner of Richmond Ray's lot on the West marginal line on the right of way of the Vincent and Pell City Highway; thence running in a Southwesterly direction along said highway 210 feet; thence West 210 feet; thence in a Northeasterly direction 210 feet to a stake that lies 432 feet from the Southwest corner of Richmond Ray's Lot; thence East 210 feet to a starting point. Being a part of the SW 1/4 of the SE 1/4, Section 2, Township 19 South, Range 2 East, Shelby County, Alabama.

Being the same property conveyed by deed from Yvonne M. Clinkscales, a married woman; Gloria M. Martin, an unmarried woman; Brenda M. Skinner, a married woman; Lowell N. Martin, a married man; and Gaylon H. Martin, a married man to Harold Brent Lightsey and Tully Gibb Lightsey, dated 2/28/2007, recorded 3/2/2007 in Instrument No. 20070302000095950.

Property Address: 745 Highway 231, Vincent, AL 35178

APN: 07-01-02-0-001-021.000



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