

20130920000380970 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/20/2013 02:41:12 PM FILED/CERT

Space Above This Line for Recorder's Use Only

Recording Request By:

And When Recorded Mail To:

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

UST Global
345 Rouser Road
Suite 201 Building 5
Moon Township, PA 15108

ORT

MERS MIN # 100319243040718009
MERS, Inc S.I.S. # 1-888-679-6377

Account # 113081208397000

A.P.N: 12-6-23-0-000-041 Order No: _____ Escrow No: _____
000

SUBORDINATION OF LIEN

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, which is acting solely as a nominee for the lender Heritage Bank, 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 July 29, 2004, recorded August 10, 2004, book _____, page _____, As Instrument 20040810000449540.

And herein referred to as "Existing Mortgage" in the amount of \$ 55,400.00.

WHEREAS, Marvin Ryce and Cassandra Ryce, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to BANK OF AMERICA, NA, its successor and/or assigns which secures a note in the amount not to exceed \$ 193,530.00 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";

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 13 day of August, 2013.

**Mortgage Electronic Registration Systems Inc., as nominee for,
Heritage Bank
its successors and assigns.**

BY: [Signature]
Jo Ann Bibb, Assistant Secretary



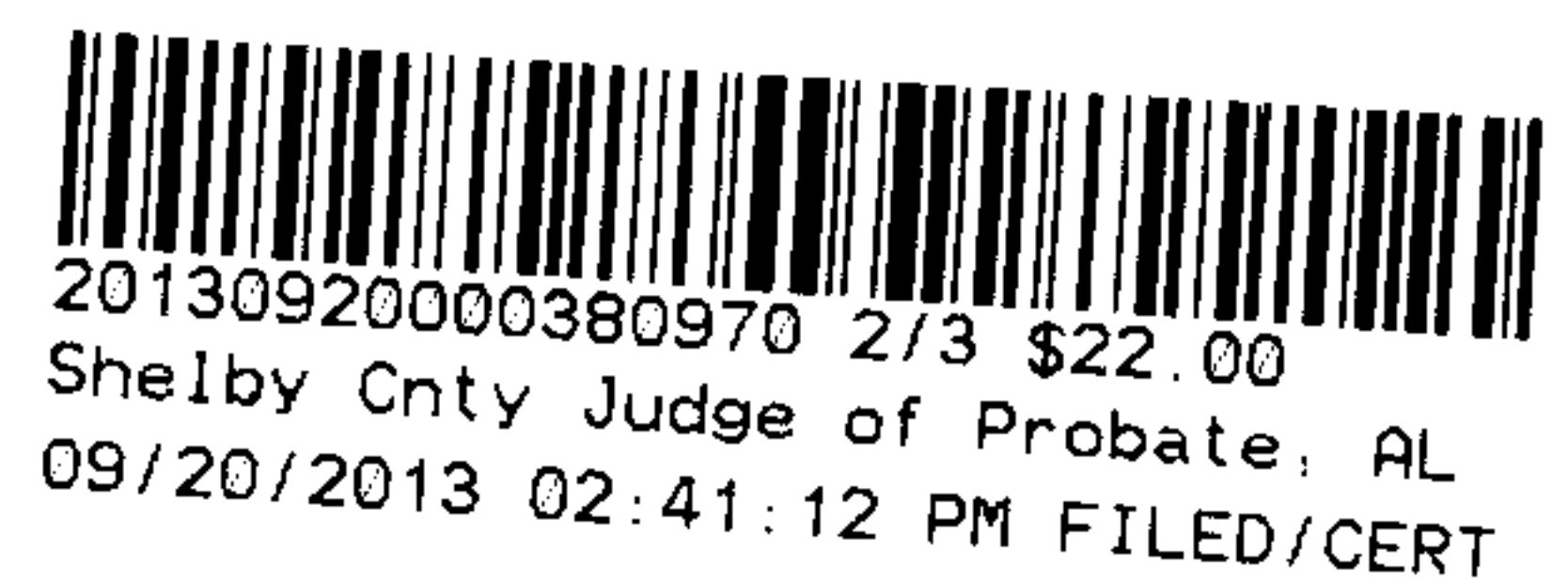
BY: [Signature]
Dallas Carr, Witness

BY: [Signature]
Kelly Yahl, Witness

STATE OF _____)
County of _____) Ss.

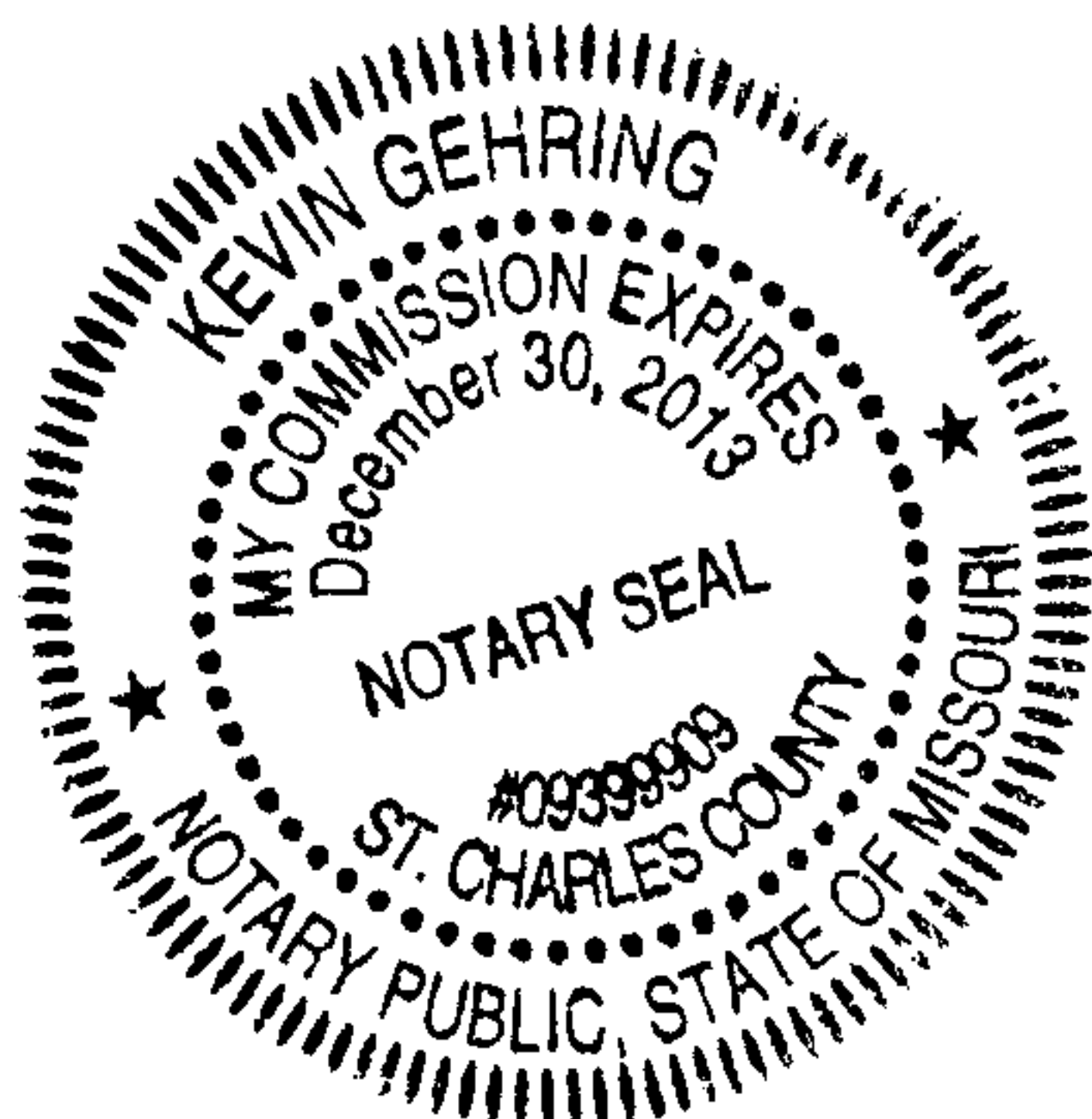
On this _____ day of _____, _____ before me, a Notary Public in the state of _____, personally appeared _____, to me personally known, who being by me duly sworn or affirmed did say that person is _____, and that said instrument was signed on behalf of the said corporation by the said _____, who acknowledged 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 13 day of August, 2013 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 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]
Kevin Gehring - Notary Public

SCHEDULE A

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 29-A, ACCORDING TO A RESURVEY OF LOTS 29 AND 30 OF CHESTNUT FOREST, AS
RECORDED IN MAP BOOK 25, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO: 12 6 23 0 000 041.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RODNEY M. ALLEN, AN UNMARRIED PERSON AND TRACEY A. NICHOLSON,
AN UNMARRIED PERSON

GRANTEE: MARVIN RYCE AND CASSANDRA RYCE, HUSBAND AND WIFE, AS JOINT
TENANTS, WITH RIGHT OF SURVIVORSHIP

DATED: 07/29/2004

RECORDED: 08/10/2004

DOC#/BOOK-PAGE: 20040810000449520

ADDRESS: 219 CHESTNUT FOREST DRIVE, HELENA, AL 35080

END OF SCHEDULE A



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