



20131216000481870 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/16/2013 01:55:32 PM FILED/CERT

Space Above This Line for Recorder's Use Only

Recording Request 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 # 100259600000136864
MERS, Inc S.I.S. # 1-888-679-6377

Account # 112101705249000

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 Coats and Co Inc, 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 December 29th, 2005, recorded January 4th, 2006, book _____, page _____, As Instrument 20060104000006430.

And herein referred to as "Existing Mortgage" in the amount of \$ 27,440.00.

WHEREAS, Chris Kabai and Mercy Nginga, as owners of said property desire to refinance the first lien of said property;

WHEREAS, it is necessary that the new lien to JP Morgan Chase, its successor and/or assigns which secures a note in the amount not to exceed \$ 102,255.00 hereinafter referred to as "New Mortgage", be a first lien on the premises in question; 12

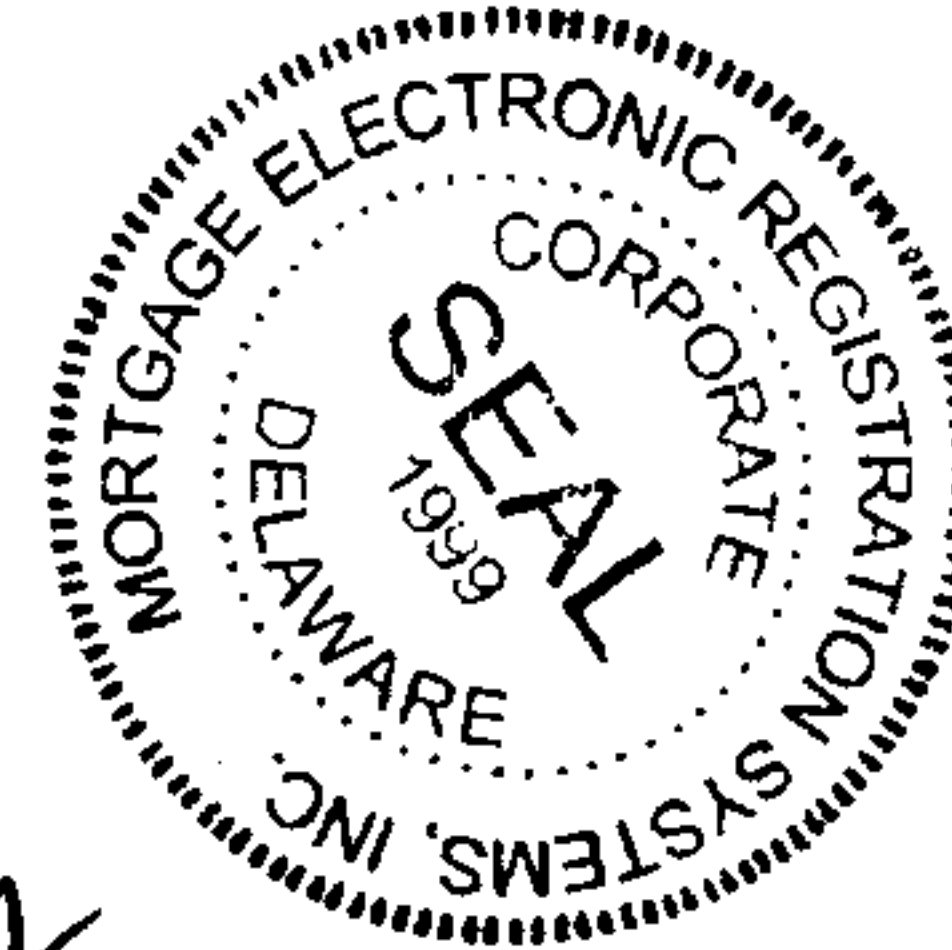
WHEREAS, **Mortgage Electronic Registration Systems, Inc** (the "Mortgagee") of "Existing Mortgage" and (the "Lender") of "Existing Mortgage" is willing to subordinate the lien of the "Existing Mortgage" to the lien of the "New Mortgage";

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 26th day of November, 2012.

**Mortgage Electronic Registration Systems Inc., as nominee for,
Coats and Co Inc
its successors and assigns.**

BY: [Signature]
Jo Ann Bibb, Assistant Secretary




BY: [Signature]
Lucas Percy, Witness

BY: [Signature]
Kelle Yahl, Witness

STATE OF _____)
County of _____) Ss.

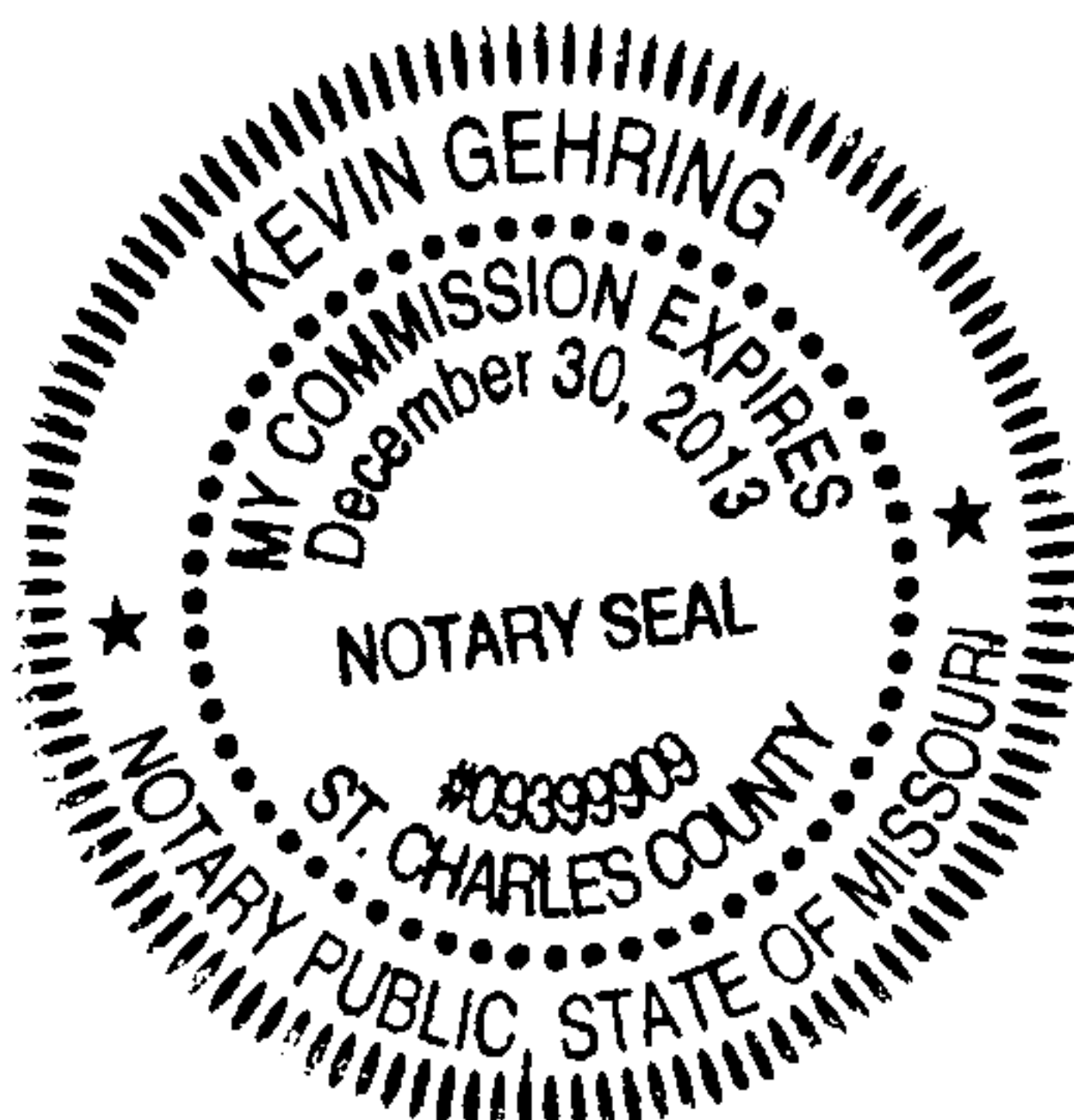
On this _____ day of _____, _____ before me, a Notary Public in the state of _____, personally appeared _____, to me personally known, who being by me duly sworn or affirmed did say that person is _____, and that said instrument was signed on behalf of the said corporation by the said _____, who acknowledged the execution of the said instrument to be the voluntary act and deed of said corporation by it voluntary executed.

- Notary Public


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STATE OF MISSOURI)
County of St. Charles) Ss.

On the 26th day of November, 2012 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


Order No.: **15050031**
Loan No.: 1457166921

Exhibit A

The following described property:

Lot 22, Block 5, according to the Survey of Meadowview, Third Sector, as Recorded in Map Book 25, Page 123, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel No: 236232001039030


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