

20140820000260940
08/20/2014 01:53:11 PM
SUBAGREM 1/4

This instrument was prepared by: Jessica Musik

Please return to:

PNC Bank, N.A.

Request ID: 0117-140710-027

ATTN: Kelly Clemenich

6750 Miller Rd. M.S. BR-YB58-01-B

Brecksville, OH 44141

TAX PARCEL I.D. NO. 036270012050.000

SUBORDINATION OF MORTGAGE

59230714-2624822
From: PHILLIP MANLY and DINA T
MANLY
1823 Hardwood View Dr
Birmingham, AL 35242

Mortgage Dated: 06/14/2005

Mortgage Recorded: 07/12/2005
as Instrument Number 20050712000346750
and/or in Liber/Volume _____, Folio/Page _____
in the Recorder's office of
Shelby County, Alabama

To: PNC Bank, N.A., as successor by
merger to RBC Bank, as
successor by merger to First
American Bank

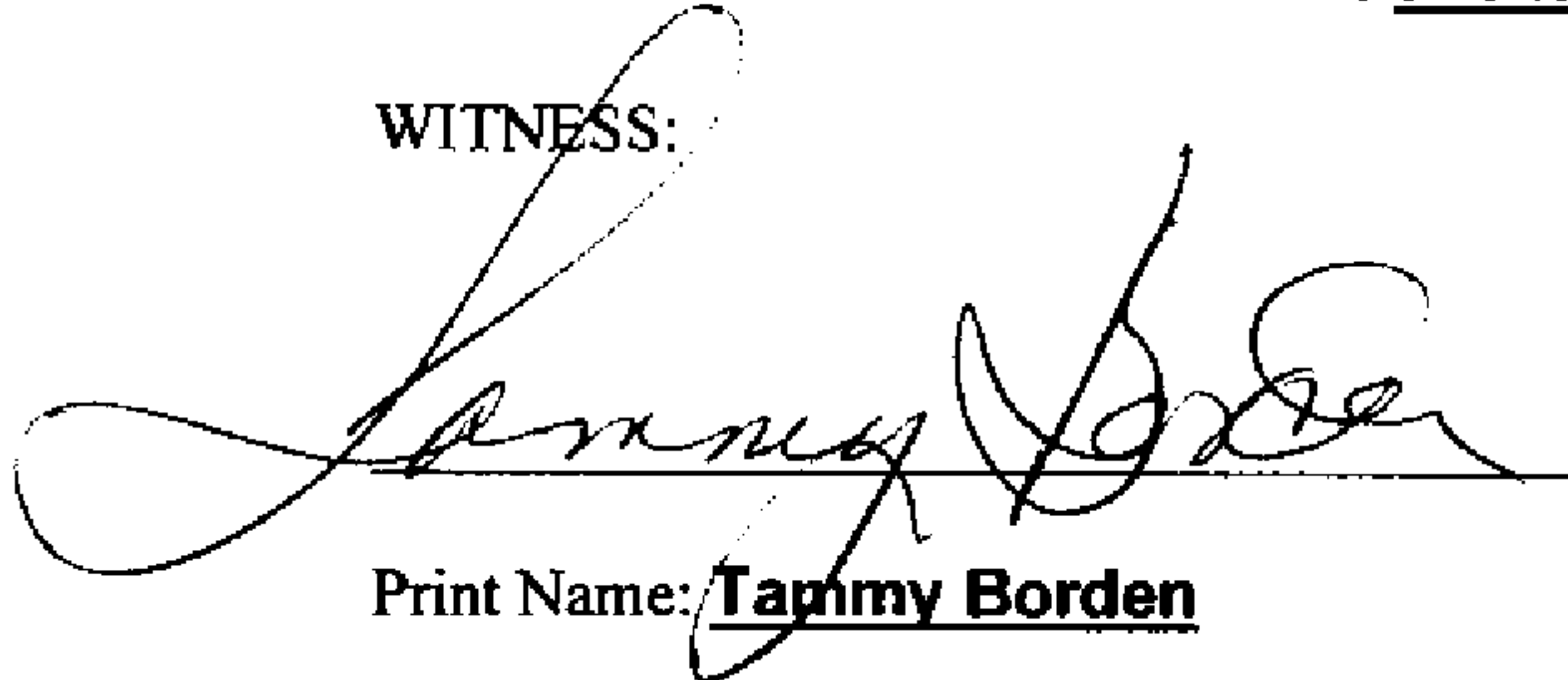
Debt: \$40,000.00

KNOW ALL BY THESE PRESENTS

That PNC Bank, N.A., as successor by merger to RBC Bank, as successor by merger to First American Bank, the Mortgagee above named (or the successor, by merger or change of name, to the Mortgagee above named), **FOR VALUE RECEIVED**, does hereby agree that the lien of the above recited Mortgage be subordinated to and postponed in favor of a certain Mortgage given by the above named Mortgagor to MERS Inc., as nominee for Quicken Loans, Inc., dated 8-13-2014, and recorded 8/19/2014, in Mortgage Book Volume _____, Page _____ and not to exceed the principal amount of \$297,240.00 with the same force and effect as if the First above recited Mortgage had been entered of record in the office of the Recorder of Deeds of Shelby County, on a day subsequent to the day of entry for record of the Second above recited Mortgage, and Provided also that the lien of said First recited Mortgage on any other property of said Mortgagor or Present owner of the mortgaged Premises shall in no way be affected.

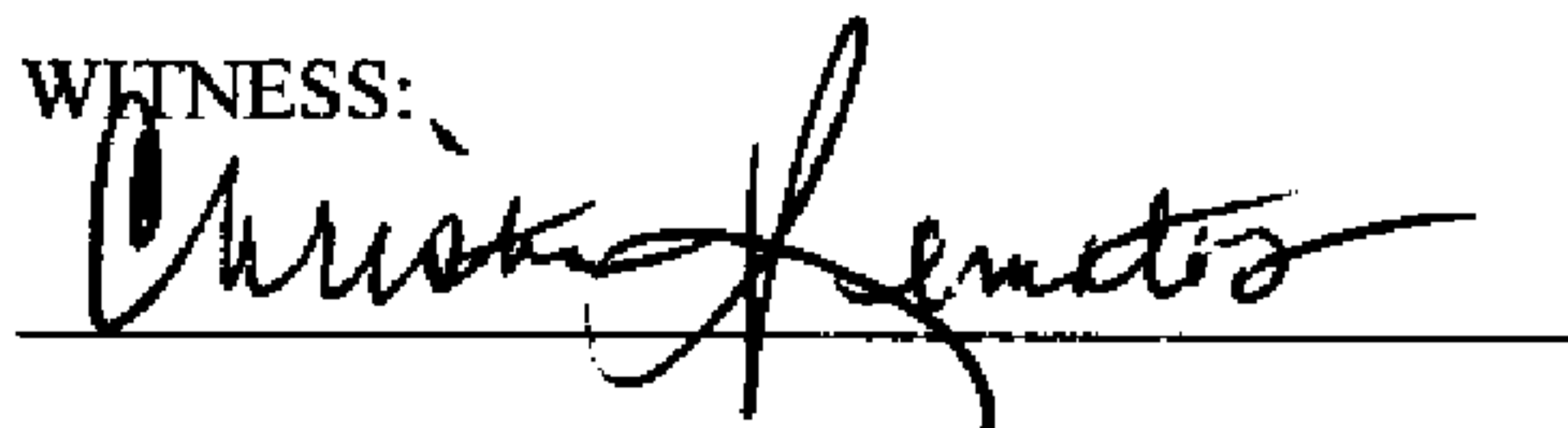
Witness the due execution hereof this twenty-second day of July, 2014.

WITNESS:



Print Name: Tammy Borden

WITNESS:



Print Name: Christina Revmatas

PNC Bank, N.A., as successor by merger to
RBC Bank, as successor by merger to First
American Bank

By: 

Print Name: Kelly Clemenich


Title: Assistant Vice President

State of Ohio
County of Cuyahoga

) SS
)

On this, the twenty-second day of July, 2014, before me, a Notary Public, the undersigned officer, personally appeared Kelly Clemenich, Assistant Vice President who acknowledged himself/herself to be an officer of PNC Bank, N.A., as successor by merger to RBC Bank, as successor by merger to First American Bank. and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My Commission Expires:
County of Residence:

Holly G. T. Magner



Holly G. T. Magner, Notary Public
Residence - Summit
State Wide Jurisdiction, Ohio
My Commission Expires March 1, 2019

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03 8 27 0 012 050.000

Land Situated in the County of Shelby in the State of AL

LOT 28, ACCORDING TO THE SURVEY OF THE COVE AT GREYSTONE, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 136, A & B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO: 20040510000244090.

Commonly known as: 1823 Hardwood View Dr, Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/20/2014 01:53:11 PM
\$25.00 KELLY
20140820000260940

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the bottom right portion of the official text block.