


When Recorded Return To:
21st Mortgage
620 Market Street, Suite 100
Knoxville, TN 37902


20150203000035860 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
02/03/2015 11:46:50 AM FILED/CERT

2014 11004
Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066

21st Mortgage Loan Number: 417285
Prepared By:
Kevin Anton
620 Market St. Ste. 100
Knoxville, TN 37902

SUBORDINATION AGREEMENT

②

This Agreement is made this **December 10, 2014** by and between **CMG Mortgage, Inc., DBA CMG Financial** (Lender) and **Mortgage Electronic Registration System (MERS) as nominee for 21st Mortgage Corporation, a Delaware Corporation (Lienholder)**.

Whereas the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$ **46,400.00** executed by **Alesia F. Nelson** ("Borrowers"), in favor of **Mortgage Electronic Registration Systems, Inc., a Delaware Limited Liability Company**, dated **July 26, 2007**, recorded **August 15, 2007**, in Book **NA**, Page **NA**, as Instrument **20070815000385270**, covering the property commonly known as **3064 Hidden Forest Cove, Montevallo, AL 35115** (the "Property") described in the attached Exhibit A.

Whereas Lender intends to make a loan to the Borrowers in the principal amount not to exceed \$ **128,000.00** dated 1/26/15, recorded _____, in Book _____, Page _____, as Instrument * 20150203000035860, to be secured by a mortgage/deed of trust granted to MERS Inc. as nominee for Lender covering the Property, and

Whereas Lender will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Lender's Lien, and

Whereas Lienholder intends that Lender's Lien be prior and superior to Lienholder's Lien.

Now, Therefore, it is agreed that in consideration of mutual benefits accruing to the parties hereto, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior to Lender's lien without waiving any of its other rights under the mortgage or deed of trust that represent Lienholder's lien of record.

MERS# 100393220073666429


MERS 1-888-679-6377

Mortgage Electronic Registration Systems, Inc. (MERS)

By: [Signature]
Troy Fussell, Assistant Secretary for MERS

Printed Name Troy Fussell

Title: Vice President


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State of TN

County of Knox

On December 10, 2014 before me, Kevin Anton (Notary Name) personally appeared Troy Fussell (Lienholder Representative), MERS Assistant Secretary, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity ~~upon~~ behalf of which the person(s) acted, executed the instrument.

[Signature] (Notary Signature)
Notary Public County of Knox, Acting in Knox County.
State of TN
My commission expires 6/6/17



CMG Mortgage, Inc., DBA CMG Financial

Melissa L. Richards
(Lender)

Printed Name Melissa L. Richards

Title Chief Legal & Risk Officer

Lucy Gerace
(Witnesses Signature)

Printed Name LUCY GERACE

State of CALIFORNIA

County of Contra Costa

SEE ATTACHED

On _____, 2015 before me, _____ (Notary Name) personally appeared _____ (Lender), personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(Notary Signature)
Notary Public County of _____, Acting in _____ County.
State of _____
My commission expires _____



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of

Contra Costa

On

Jan. 8, 2015

before me,

LISA PRICE Notary Public

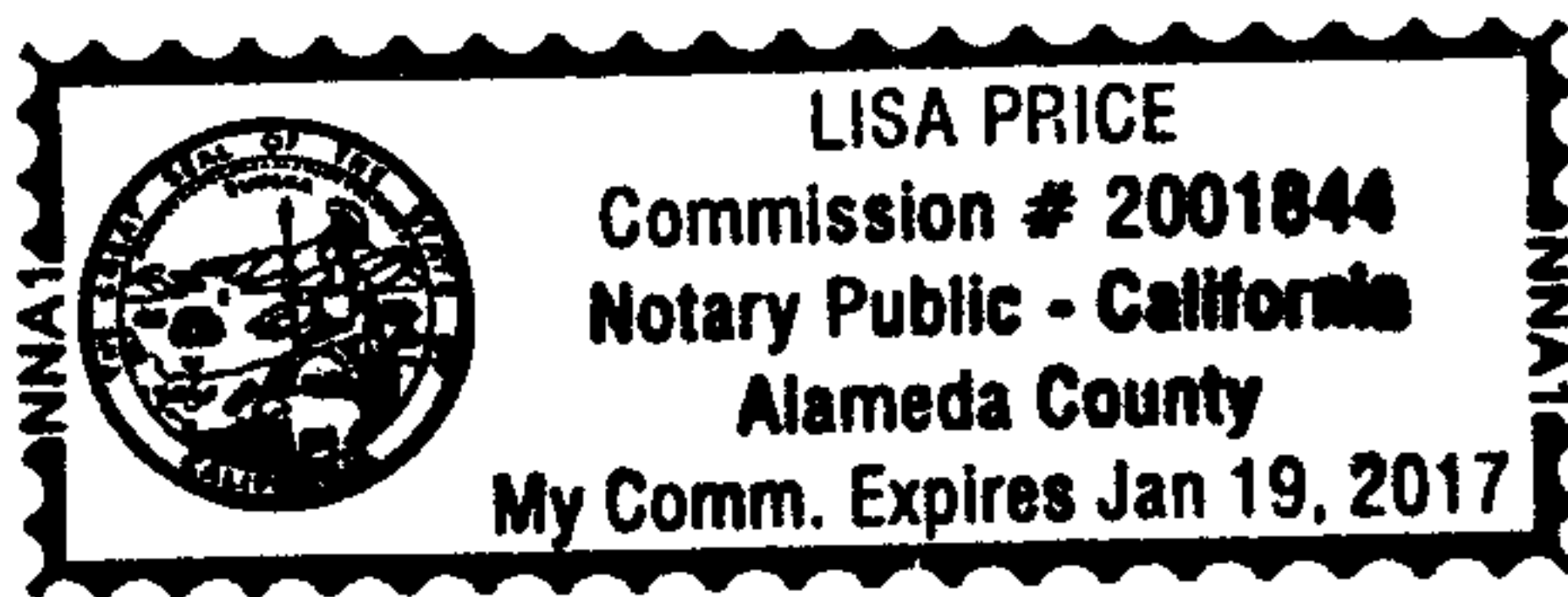
Date

Name and Title of the Officer

personally appeared

MEISSA L. RICHARDS

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

[Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN: SHELBY COUNTY, ALABAMA, TO-WIT:

**LOT 45, ACCORDING TO THE SURVEY OF HIDDEN FOREST, AS RECORDED IN MAP BOOK 35, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SITUATED IN SHELBY COUNTY, ALABAMA.**

BY FEE SIMPLE DEED FROM HARTWOOD HOMES, L.L.C. AS SET FORTH IN INSTRUMENT NO. 20060308100110430 AND RECORDED ON 3/9/2005, SHELBY COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



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