

20150507000149380
05/07/2015 09:19:55 AM
SUBAGREM 1/3

Prepared by and Return to:

SunTrust Mortgage, Inc.
RVW 5043/Final Docs
1001 Semmes Avenue
Richmond, VA 23224
MIN: 1000104 0134045236 2
STM: 0134045236

19341202

SUBORDINATION of MORTGAGE

Made, this day March 31, 2015

FROM **Record Concurrently**

Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, its successors, and assigns, with its primary office at

1901 E Voorhees Street, Suite, C, Danville, IL 61834 (hereinafter called "OLD LENDER")

TO

Mortgage Electronic Registration Systems, Inc. as SunTrust Mortgage, Inc., its successors, and assigns (New Lender), with its primary office at

1901 E Voorhees Street, Suite, C, Danville, IL 61834 (hereinafter called "NEW LENDER").

WHEREAS, OLD LENDER is the holder of a valid Mortgage, Deed of Trust or Deed to Secure Debt ("Security Instrument") granted by **J H BENEDICT and PATRICIA BENEDICT** ("OWNER" whether one or more) covering certain real property owned by OWNER and located in the County of **SHELBY** and State of **ALABAMA**, more fully described on "Exhibit A" (hereinafter the "PROPERTY") which Security Instrument was recorded on **April 22, 2004** in the Recorder's office in the county of **SHELBY** and State of **ALABAMA** in Book# **----** and Page # **1/11** and/or Instrument Number **#20040422000208530** in the amount of \$ **23,700.00** and subsequently assigned to Mortgage Electronic Registration Systems, Inc., dated **March 31, 2004** and recorded on **April 22, 2004** in the Recorder's office in the county of **Shelby** and State of **Alabama** in Book# **----** and Page# **1/1 11** and or Instrument Number **20040422000208540** (hereinafter the "PRIOR SECURITY INSTRUMENT"); and

WHEREAS, OWNER has granted NEW LENDER a Security Instrument on the PROPERTY and NEW LENDER has recorded the Security Instrument in the Office of the Recorder's office of **SHELBY** County and State of **ALABAMA** on _____ (date) at Book No _____, Page _____ ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ **106,000.00** and

WHEREAS the OLD LENDER has agreed to subordinate the PRIOR SECURITY INSTRUMENT to NEW LENDER'S SECURITY INSTRUMENT.

WHEREAS, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$1.00 (One Dollar) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Subordination of Lien: The OLD LENDER hereby subordinates the PRIOR SECURITY INSTRUMENT and its lien position in and on the PROPERTY to the NEW LENDER'S Security Instrument and the lien thereof, as if the NEW LENDER'S Security Instrument had been recorded first in time to the PRIOR SECURITY INSTRUMENT and so that all public records will reflect NEW LENDER'S SECURITY INSTRUMENT to be superior in lien to the PRIOR SECURITY INSTRUMENT.

2. This Subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of OLD LENDER and NEW LENDER.

3. It is expressly understood and agreed that, except for this subordination, the validity of the Mortgage now held by the OLD LENDER and all terms and condition thereof, is unaffected

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS. FOR PURPOSES OF RECORDING THIS DOCUMENT MORTGAGE, MERS IS THE MORTGAGEE OF RECORD.

WITNESS the hand and seal of the said OLD LENDER

Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, it successors and assigns.

By Tammy L Brooks

Tammy L Brooks (SEAL)

TITLE: Vice President

La'Shara Boddie
Witness 1: La'Shara Boddie

Deborah Wallace
Witness 2: Deborah Wallace



State of Virginia } SS.
City of Richmond } SS.

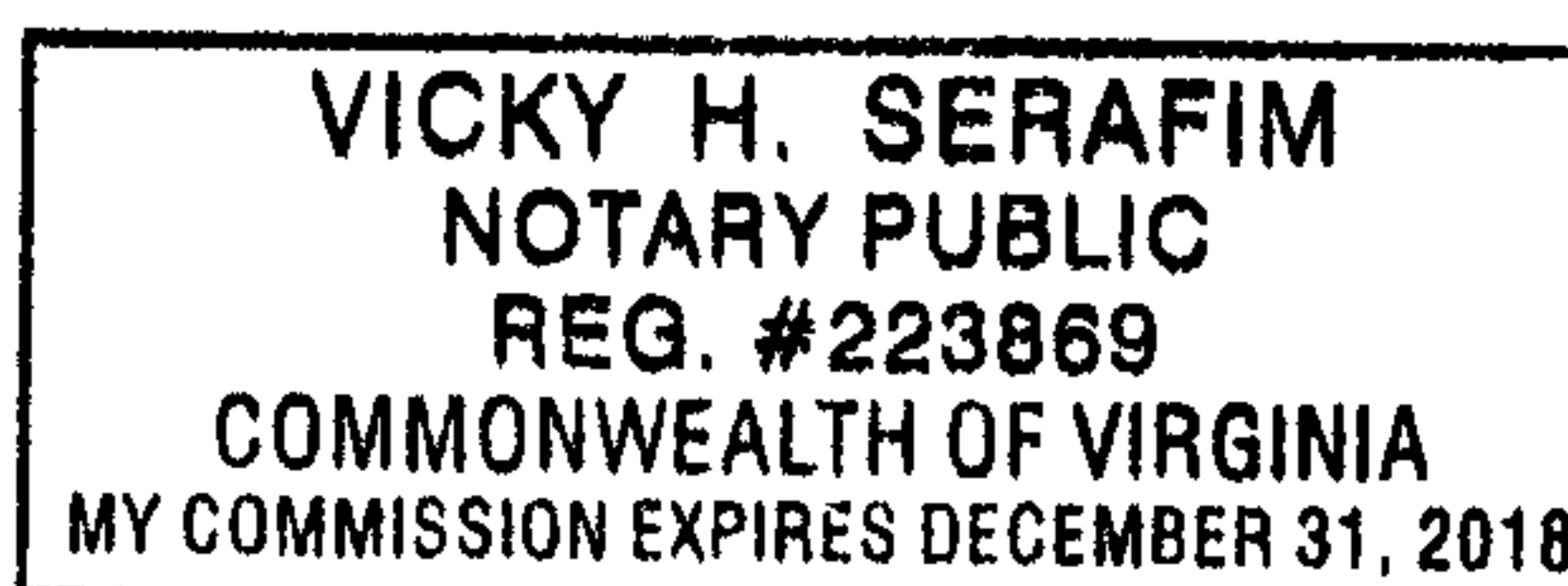
The forgoing instrument was acknowledged before me this 31 day of March, 2015, by Tammy L Brooks (name of official), Vice President (title of official) of Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, its successors, and assigns, a corporation, on behalf of the corporation. He/she is personally known to me or has produced (known to me) (type of identification) as identification.

Vicky H. Serafim
Notary Public

Print Name: Vicky H. Serafim

Title or Rank: Notary

My Commission Expires: 12.31.2018



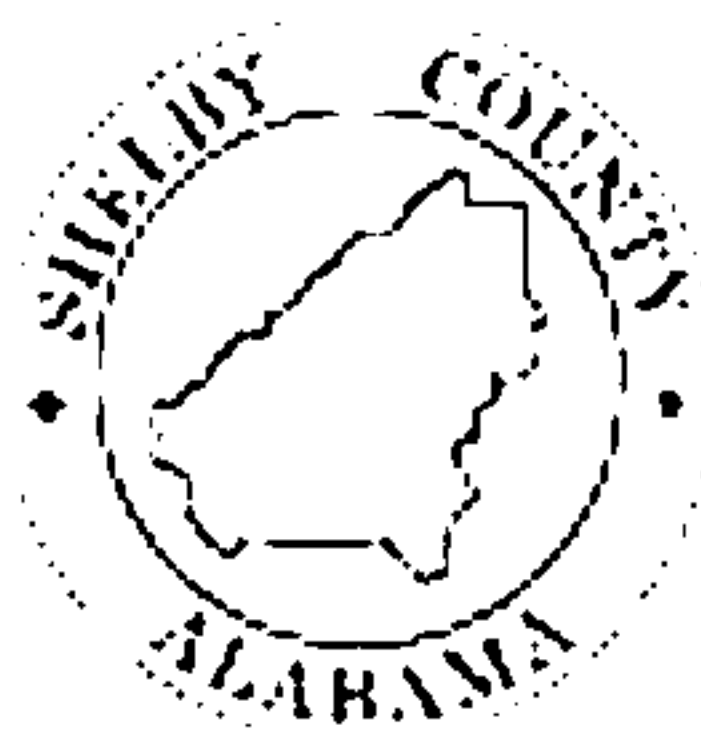
Serial No, if any: 223868

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Exhibit "A"

Property Address: 106 CRESTMONT LN., PELHAM, ALABAMA 35124

LOT 4, ACCORDING TO THE RESURVEY OF CRESTMONT, AS RECORDED
IN MAP BOOK 22, PAGE 30, IN THE PROBATE OFFICE OF SHELBY
COUNTY ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2015 09:19:55 AM
\$21.00 CHERRY
20150507000149380

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.