


WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Prepared by ~~and Return to:~~

SunTrust Mortgage, Inc.
RVW 5043/Final Docs
1001 Semmes Avenue
Richmond, VA 23224
MIN # 1000104 0034864397 2
STM: 0034864397


20151029000377500 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/29/2015 01:00:32 PM FILED/CERT

SUBORDINATION of MORTGAGE

Made, this day September 17, 2015

FROM

15045939

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

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

TO

Reliance First Capital LLC (New Lender), with its primary office at

281 Old Country Rd. Suite 205, Melville, NY 11747 (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 **TIMOTHY M ADAMS, A SINGLE PERSON AND CHRISTOPHER L SELLERS, A SINGLE PERSON** ("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 dated **December 5, 2006** and recorded on **December 6, 2006** in the Recorder's office in the county of **SHELBY** and State of **ALABAMA** in Book# **----** and Page # **----** and/or Instrument Number # **20061206000592190** in the amount of \$ **24,735.00** (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 **10-23-15** (date) at Book No **4**, Page **-----** ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ **122,900.00** and

****Instrument # 20151023000369690***

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.

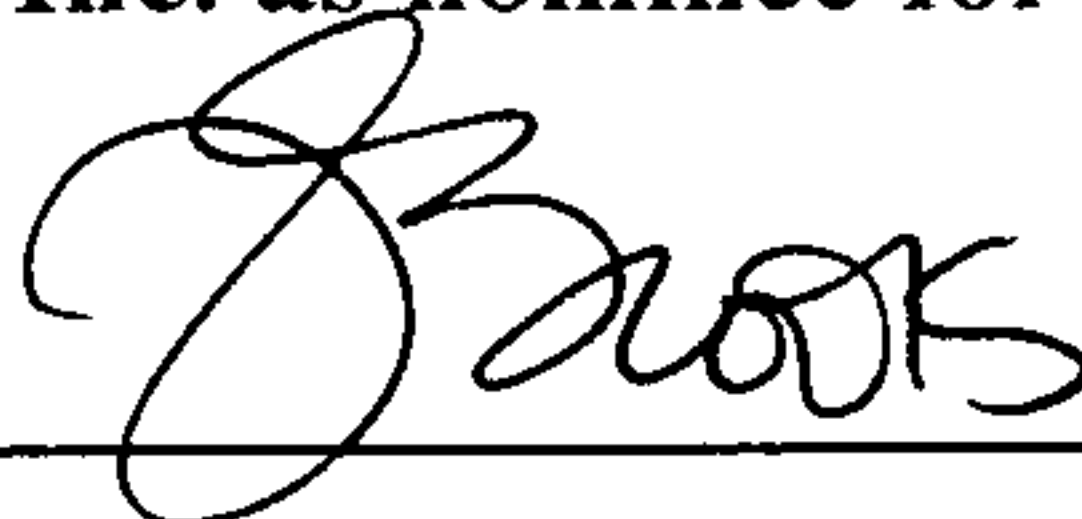
3. It is expressly understood and agreed that, except for this subordination, the validity of the Mortgage now held by the OLD LENDER and all terms and condition thereof, is unaffected

"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 SunTrust Mortgage, Inc., it successors, and assigns.

By: Tammy L. Brooks



(SEAL)

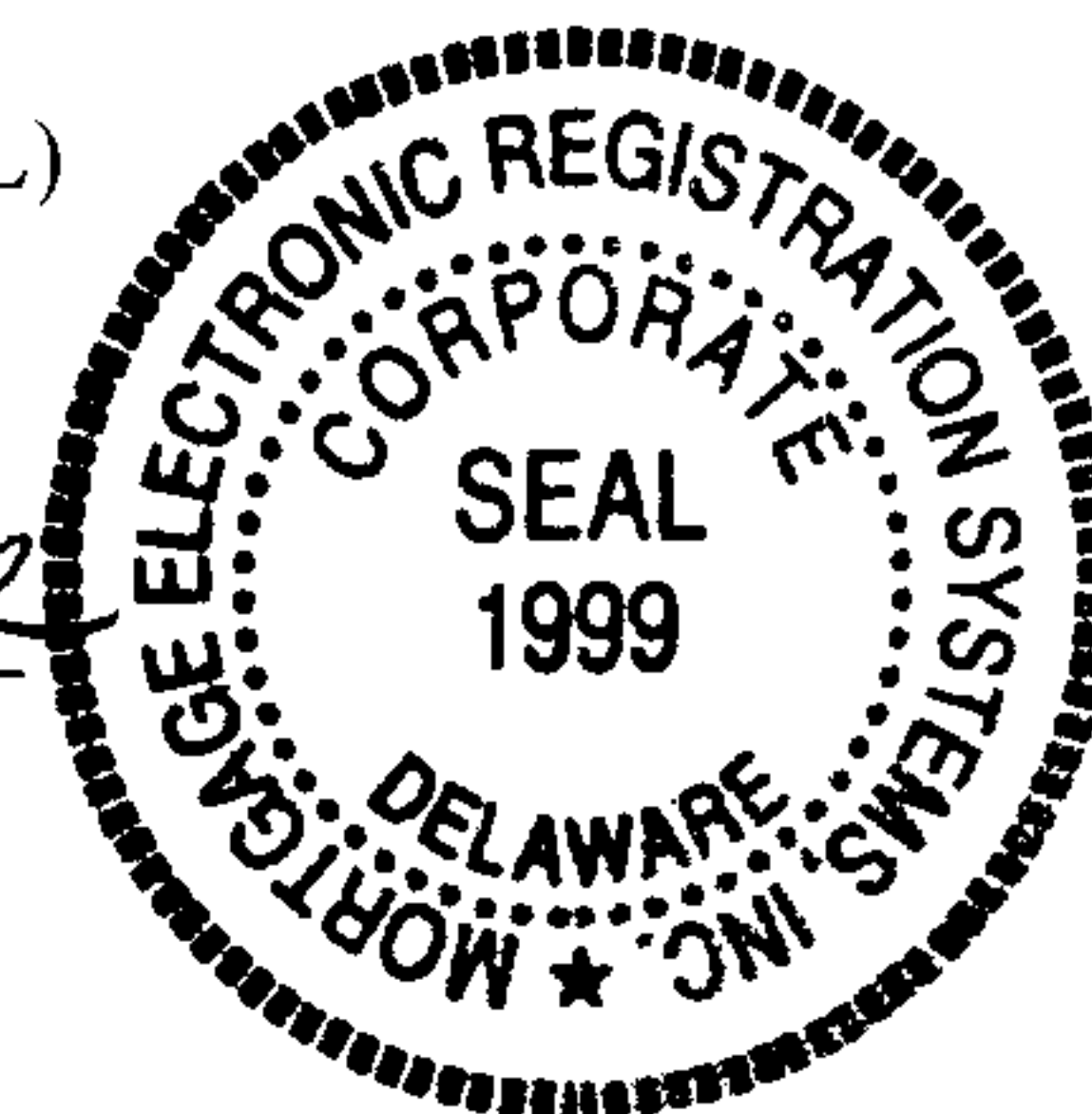
TITLE: Vice President



Witness 1: La'Shara Boddie



Witness 2: Deborah Wallace



State of Virginia } SS.

City of Richmond } SS.

The forgoing instrument was acknowledged before me this 17th day of September, 2015, by Tammy L. Brooks (name of official), Vice President (title of official) of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., 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.



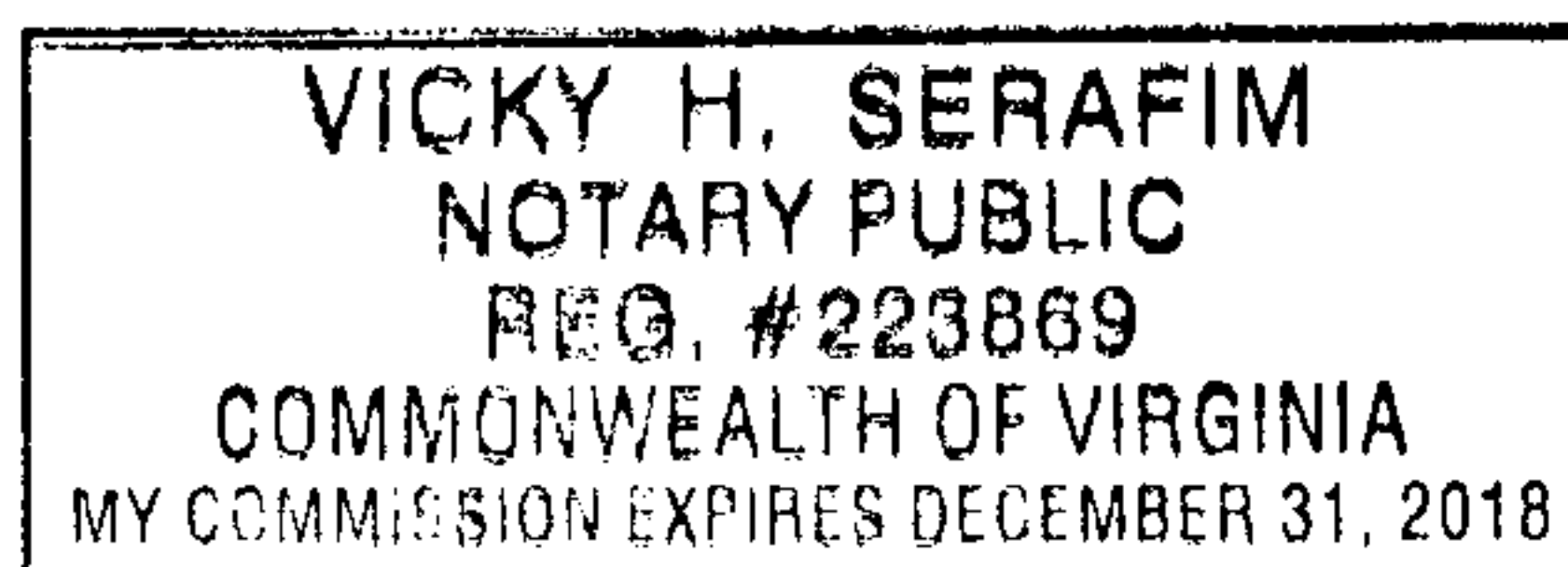
Notary Public

Print Name: Vicky H. Serafim

Title or Rank: Notary

My Commission Expires: 12.31.2018

Serial No, if any: 223868



20151029000377500 2/3 \$20.00
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EXHIBIT "A"

SITUATE IN SHELBY COUNTY, STATE OF ALABAMA, TO -WIT:

LOT 6-115 ACCORDING TO THE PLAT OF CHELSEA PARK 6TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 4TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20041026000590790 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").


TAX ID NO: 09 7 36 1 006 034-00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED:

GRANTOR: CHELSEA PARK HOMES INC.
GRANTEE: TIMOTHY M. ADAMS AND CHRISTOPHER L. SELLERS
DATED: 12/05/2006
RECORDED: 12/06/2006
DOC#/BOOK-PAGE: 200612060000592170

ADDRESS: 1039 PRESTON PLACE, CHELSEA, AL 35043

END OF SCHEDULE A


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