

20151202000411300
12/02/2015 07:53:42 AM
SUBAGREM 1/3

Prepared by and Return to:

SunTrust Mortgage, Inc.
RVW 5043/Final Docs
1001 Semmes Avenue
Richmond, VA 23224
MIN # 1000104 0143800993 4
STM: 0143800993

(260984955-3231380) **SUBORDINATION of MORTGAGE**

Made, this day October 28, 2015

FROM

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

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

635 Woodward Avenue, Detroit, Michigan 48226 (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 **EDWARD A ROBINSON, MIRANDA D ROBINSON** ("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 **September 8, 2005** and recorded on **September 28, 2005** in the Recorder's office in the county of **SHELBY** and State of **ALABAMA** in Book# ---- and Page # ---- and/or Instrument Number # **20050928000505380** in the amount of \$ **45,750.00** (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 11/30/2015 (date) at Book No n/a, Page n/a ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ **251,225.00** and

Instrument No.20151130000409040

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. and its successors, and assigns.

By Tammy L. Brooks

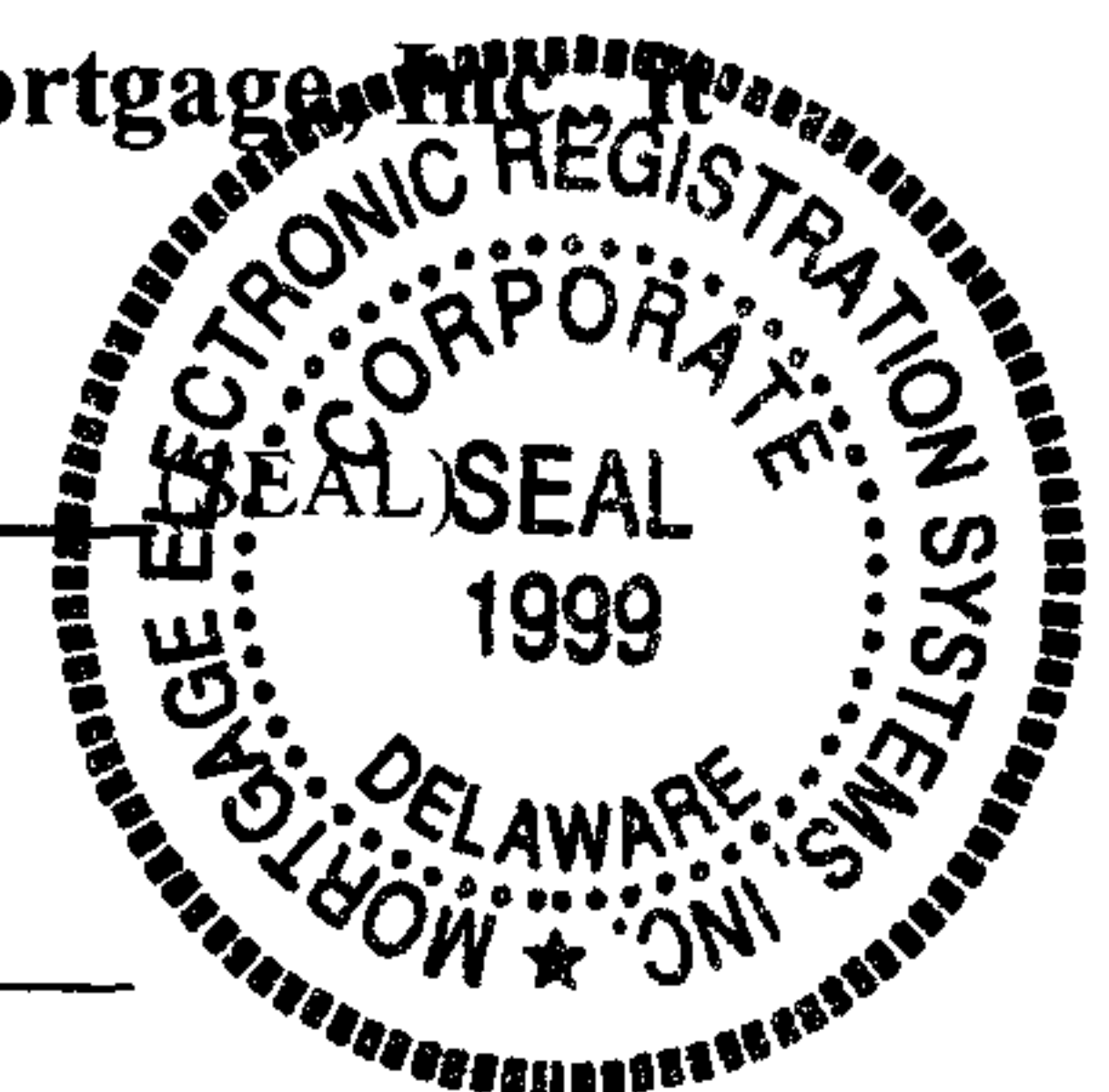
TITLE: Vice President

Deborah Wallace

Witness 1: Deborah Wallace

Brian Dunaway

Witness 2: Brian Dunaway



State of Virginia } SS.

City of Richmond } SS.

The forgoing instrument was acknowledged before me this 28th day of October, 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.

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

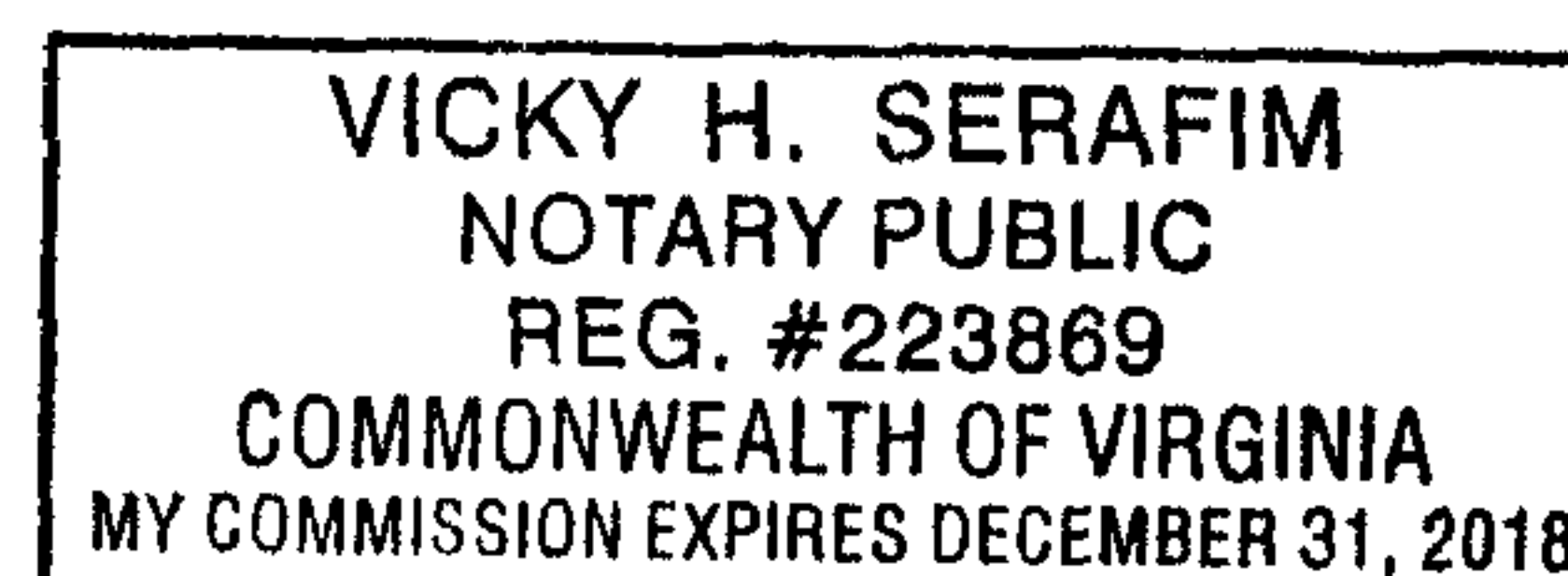


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 23 7 25 4 002 024.000

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

LOT 24, ACCORDING TO THE FINAL PLAT FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT NO. 20040922000523510.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 108 Timber Ridge Dr , Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/02/2015 07:53:42 AM
\$20.00 CHERRY
20151202000411300

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name and title of the County Clerk.