



20151211000423840 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
12/11/2015 11:26:05 AM FILED/CERT

This instrument was prepared by: Natalie Cellini

RETURN TO: *728083*  
Mortgage Connect, LP  
260 Airside Drive  
Moon Township, PA 15108  
(866) 789-1814

TAX PARCEL I.D. NO.

*03-8-27-0-002-025.000*

**SUBORDINATION OF MORTGAGE**

From: **ROYCE L WATKINS and SANDRA  
K WATKINS  
554 Castlebridge Lane  
Shoal Creek, AL 35242**

To: **PNC Bank, N.A., as successor by  
merger to National City Bank,  
successor by merger to First  
American Bank**

Mortgage Dated: **03/25/2008**

Mortgage Recorded: **04/01/2008**  
as Instrument Number **20080401000131880**  
and/or in Liber/Volume \_\_\_\_\_, Folio/Page  
in the Recorder's office of  
**Shelby** County, **Alabama**

Debt: **\$165,000.00**

**KNOW ALL BY THESE PRESENTS**

That **PNC Bank, N.A., as successor by merger to National City Bank, 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 **Cardinal Financial Company, LP, ISAOA ATIMA**, dated *November 23, 2015* and recorded \_\_\_\_\_, in Mortgage Book Volume \_\_\_\_\_, Page \_\_\_\_\_ and not to exceed the principal amount of **\$376,000.00** 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 thirteenth day of November, 2015.

WITNESS:



Print Name: John Christ

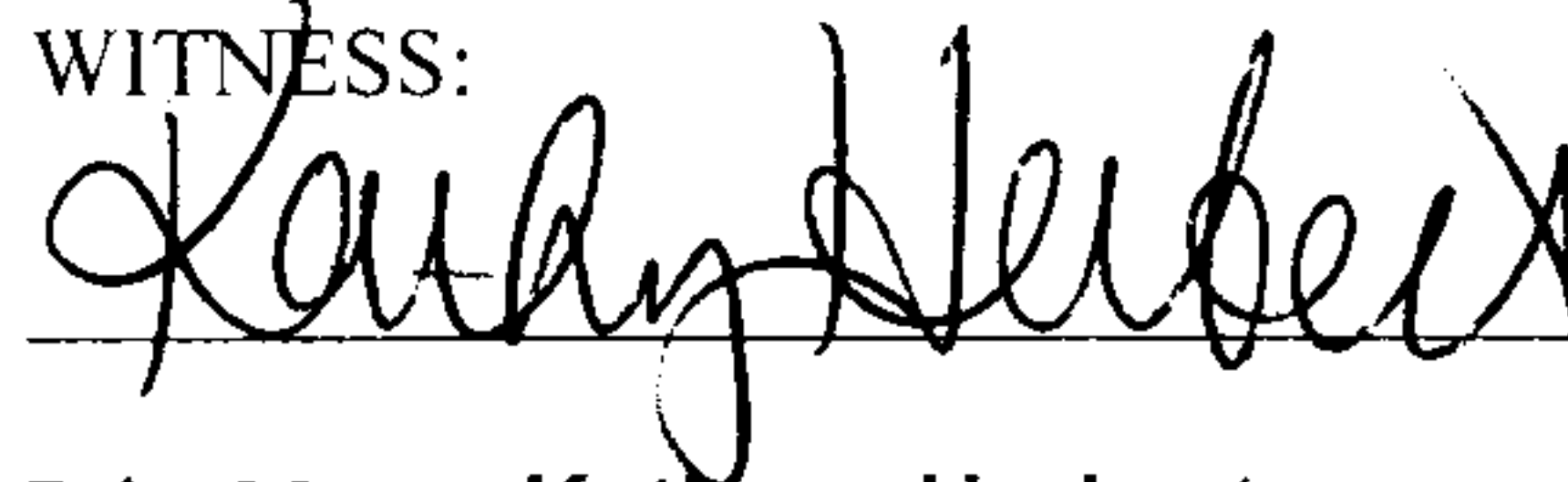
PNC Bank, N.A., as successor by merger to  
National City Bank, successor by merger to  
First American Bank

By: 


Print Name: Karen Culley

Title: Officer

WITNESS:



Print Name: Kathryn Herbert



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Commonwealth of Pennsylvania  
County of Allegheny

) SS  
)

On this, the thirteenth day of November, 2015, before me, a Notary Public, the undersigned officer, personally appeared Karen Culley, Officer who acknowledged himself/herself to be an officer of PNC Bank, N.A., as successor by merger to National City Bank, 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.

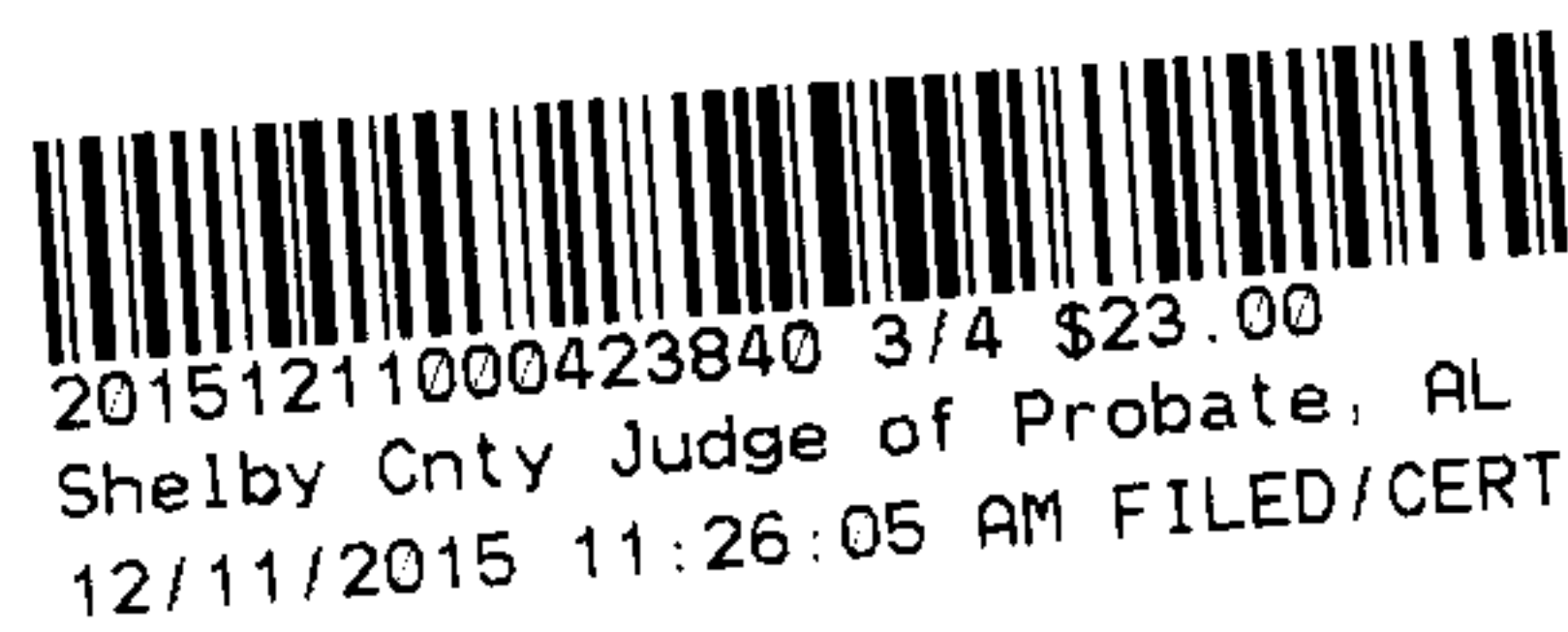
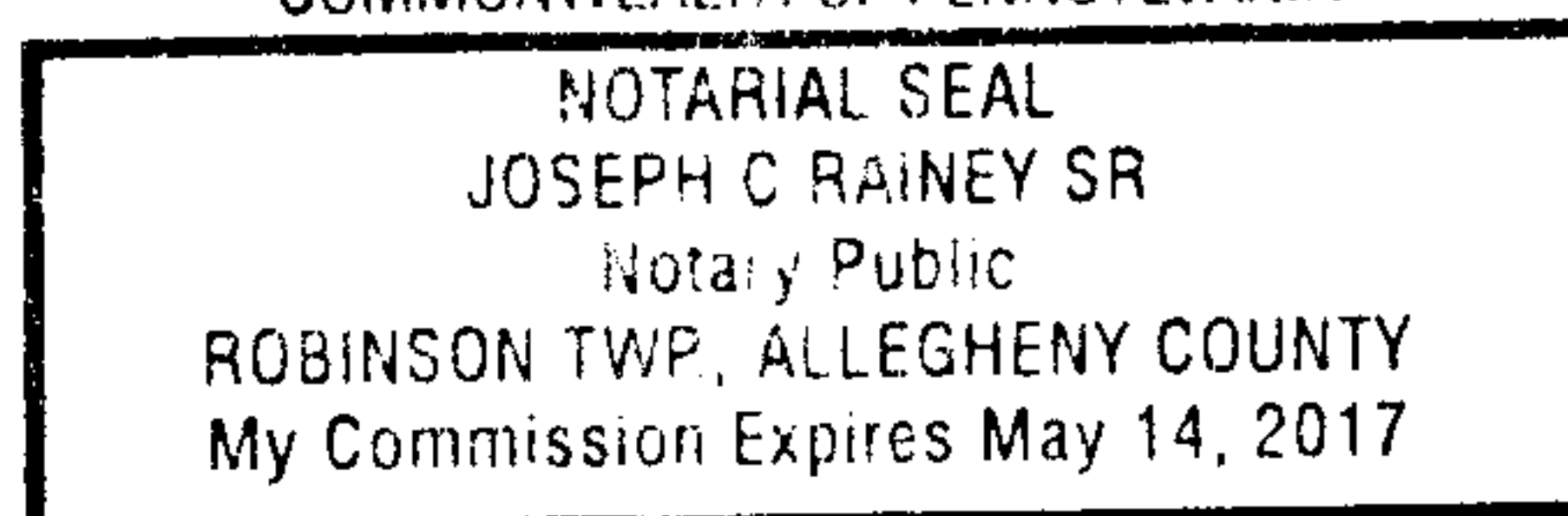
Notary Public:

My Commission Expires:

County of Residence:

*Joseph C Rainey, Sr*  
*05/14/2017*  
*Allegheny*

COMMONWEALTH OF PENNSYLVANIA



## Exhibit A

The land referred to is situated in the City of Birmingham, County of Shelby , State of Alabama and is described as follows:

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

LOT 15, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 17, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO ROYCE L. WATKINS AND SANDRA K. WATKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM VINCENT A. TORTORICI, JR AND HIS WIFE SHEILA TORTORICI BY DEED DATED 09-DEC-2002 AND RECORDED ON 13-DEC-2002 IN INSTRUMENT NO. 20021213000624870 IN THE COUNTY RECORDER'S OFFICE OF SHELBY COUNTY, AL.

APN: 03 8 27 0 002 025.000

Sometimes known as: 554 Castlebridge Lane, Birmingham Alabama 35242



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