

Prepared by and ~~Return to:~~

SunTrust Mortgage, Inc. Record and Return To:  
RVW 5043/Final Docs ServiceLink  
1001 Semmes Avenue 1355 Cherrington Parkway  
Richmond, VA 23224 Moon Township, PA 15108  
MIN: 1000104 0041996794 6 22034603  
STM: 0041996794

***SUBORDINATION of MORTGAGE***

***Made, this day March 8, 2017***

***FROM***

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

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

**Record Concurrently**

***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 **VIRGINIA F LEWIS and STAN LEWIS, WIFE AND HUSBAND** ("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 **February 2, 2007** and recorded on **February 7, 2007** in the Recorder's office in the County of **SHELBY** and State of **ALABAMA** in Book#      and Page #      and/or Instrument Number # **20070207000057210** in the amount of **\$50,837.00** 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                      (date) at Book No              Page              ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ **205,200.00** 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 nominee for Lender and Lender's successors and assigns. MERS is the [Mortgagee] of record under the Security Instrument and this Agreement. MERS is organized and existing under the laws of Delaware, and MERS is organized and existing under the laws of Delaware, and has an address of P.O. Box 2026, Flint, MI 48501-2026, and a street address of 1901 Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.

WITNESS the hand and seal of the said OLD LENDER

**Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc. a Virginia Corporation, its successors, and assigns.**

By Sherry A Green Sherry A Green (SEAL)

TITLE: Vice President

Deborah Wallace  
Witness 1: Deborah Wallace

Yelena Yushuvayeva  
Witness 2: Yelena Yushuvayeva

Signed, sealed and delivered in the presence of:

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

The forgoing instrument was acknowledged before me this 8th day of March 2017 by Sherry A Green (name of official), Vice President (title of official) of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., a Virginia Corporation, 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

VICKY H. SERAFIM  
NOTARY PUBLIC  
REG. #223869  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DECEMBER 31, 2018



Exhibit "A"

Property Address: 108 SEAMS WAY ALABASTER, ALABAMA 35007

LOT 148, ACCORDING TO THE SURVEY OF WYNLAKE PHASE 4D, AS RECORDED IN MAP BOOK 36,  
PAGE 85, 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  
04/21/2017 11:07:04 AM  
\$21.00 CHERRY  
20170421000136770

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name and title.