

20170510000162910
05/10/2017 01:01:36 PM
SUBAGREM 1/5

Return to:
First American Mortgage Solutions
Attn: Recording Team
1500 Solana Blvd. Bldg. 6, Suite 6200
Westlake, TX 76262

Order Number:
52595702LA

STATE OF ~~ALABAMA~~ *Colorado*
COUNTY OF ~~SHELBY~~ *Douglas*

MIN Number: 100052550017233932
MERS Phone Number: (888) 679-MERS

SUBORDINATION AGREEMENT

Subordinating Lender:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns
Address: ~~385 Inverness Drive S, 380, Englewood, CO 80112 (TLT)~~
(888) 679-6377 *8742 Lucent Highlands Ranch CO 80129*

Property Owner:

BARRY STORER and SUSAN STORER (hereinafter referred to as "Property Owners")
Address: 263 Highland Park Drive, Birmingham, AL 35242

() _____

and

New Lender:

DITECH FINANCIAL LLC
Address: 3000 Bayport Drive, Suite 880, Tampa, FL 33607

() _____

WITNESSETH:

WHEREAS, Property Owners own certain property described in Exhibit A; and

WHEREAS, Property Owners have given a Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns, which Mortgage and Note is in the principal amount of \$55,350.00 and dated July 27, 2004, and recorded as Instrument Number 20040729000421150, in the office of the Records Office of Shelby County, Alabama; and

WHEREAS, Property Owners have applied to DITECH FINANCIAL LLC, for a loan to be made to Property Owners and to be evidenced by a promissory note secured by a Mortgage and Note covering certain real property described in Exhibit A, which property is currently subject to the prior lien of the Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns. DITECH FINANCIAL LLC, will make such loan to Property Owners only on the condition precedent that such Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns be subordinated to the lien of the Mortgage and Note described below to be given by Property Owners to DITECH FINANCIAL LLC.

WHEREAS, in order to accommodate said loan by DITECH FINANCIAL LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns has agreed to entered into this subordination agreement thereby placing DITECH FINANCIAL LLC, into a first lien position; and

WHEREAS, the parties have entered into this Subordination Agreement to evidence their understanding.

NOW THEREFORE, BE IT KNOWN, for and in consideration of the mutual promises and covenants contained herein and certain other good and valuable considerations, the receipt and sufficiency of which the parties acknowledge, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns does hereby declare its indebtedness and the Mortgage and Note securing same to be subordinate to the lien of DITECH FINANCIAL LLC, in that Mortgage and Note in an amount not to exceed \$270,850.00 and dated _____, 20____.

NOW THEREFORE, BE IT FURTHER KNOWN, that the above-mentioned Mortgage and Note executed by Property Owners in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns in the principal amount of \$55,350.00 and dated July 27, 2004, and recorded as Instrument Number 20040729000421150, in the office of the Records Office of Shelby County, Alabama, is hereby made subordinate to that certain Mortgage executed by Property Owners in favor of DITECH FINANCIAL LLC, in that Mortgage and Note in an amount not to exceed \$270,850.00 and dated _____, 20____. It is the intent of this instrument and the parties that the Mortgage and Note in favor of DITECH FINANCIAL LLC, in that Mortgage and Note in an amount not to exceed \$270,850.00 and dated _____, 20____, is to be a first lien on the subject property and will at all times be superior and prior to the Mortgage and Note in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns in the principal amount of \$55,350.00 and dated July 27, 2004, and recorded as Instrument Number 20040729000421150, in the office of the Records Office of Shelby County, Alabama.

"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 MY SIGNATURE, on this the 17 day of April, 2017.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns

Storer Sub Approval

By: Jessy Mc Daniel

Its: Assistant Secretary

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for said state and county, Jessy Mc Daniel who is Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Nominee for 1ST MILLENNIUM MORTGAGE, LLC, a Colorado sole proprietor, its successors and assigns, who acknowledge that he/she signed, executed, sealed and delivered the above and foregoing subordination agreement on the day and year therein mentioned for and on behalf and as the act and deed of said corporation, they being duly authorized so to do.

Given under my hand and official seal on this 17 day of April, 2017

Terri Thornton
NOTARY PUBLIC
Terri Thornton

My Commission Expires:

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

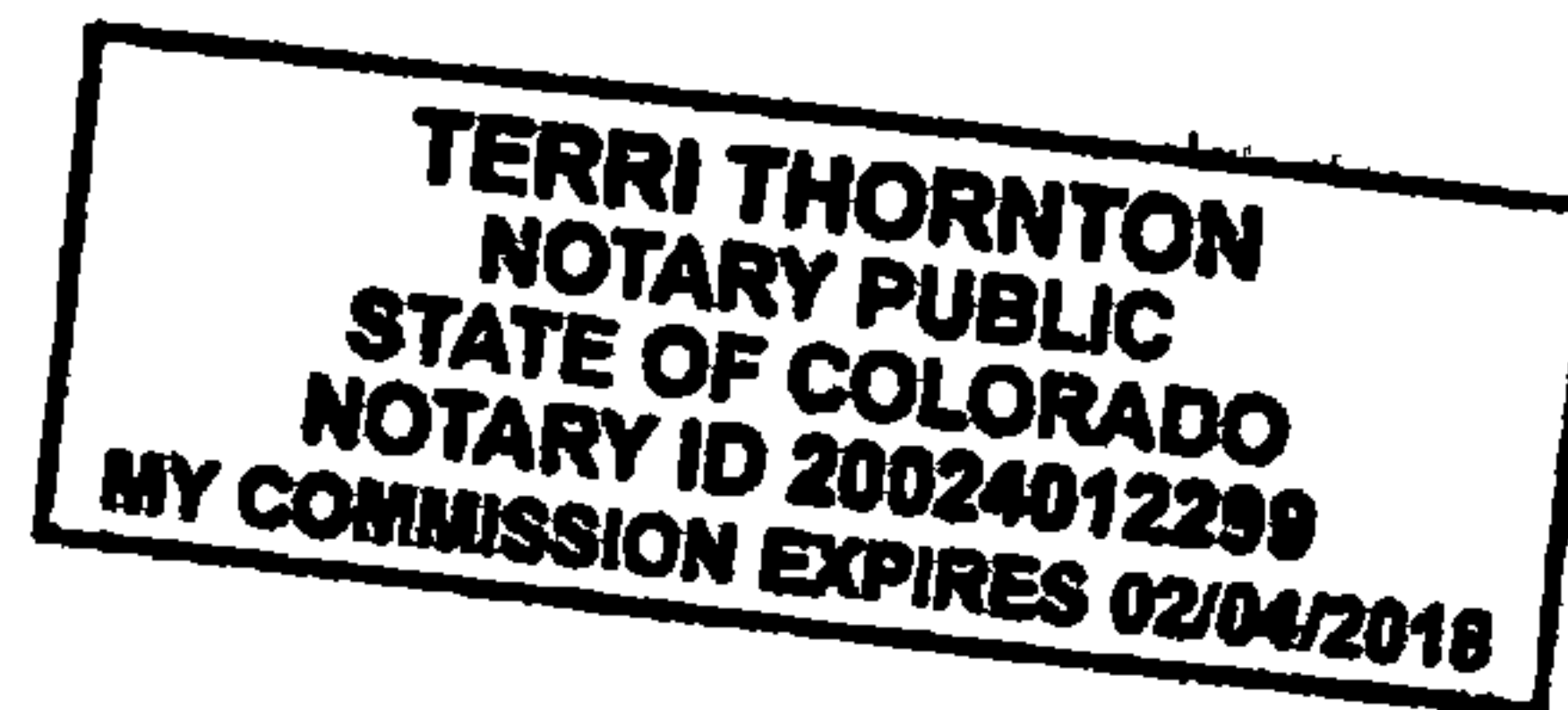


EXHIBIT A

Real property in the County of Shelby, State of Alabama, described as follows:

PARCEL 1:

Lot 1709-A, according to the Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, recorded in Instrument #2000-41317, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

PARCEL II:

The non-exclusive easement for ingress and egress, a wall and private driveway as set out in Instrument #2001-32297, in the Probate Office, more particularly described as follows:

A parcel of land situated in the Southwest 1/4 of Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of Lot 1709-A, as recorded in Resubdivision of Highland Lakes 17th Sector, an Eddleman Community Map Book 27, Page 90 A & B, said point also being on the East right of way of Highland Park Drive as recorded in said Highland Lakes, 17th Sector; thence run in a Southeasterly direction along the North line of said Lot 1709-A, and also along the South line of Lot 1708-A, as recorded in said Highland Lakes 17th Sector, for a distance of 13.0 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northeasterly direction for a distance of 3.5 feet to a point; thence turn an angle to the right 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 75.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 3.5 feet to a point on the North line of said Lot 1709-A; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 75.0 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

Subject to easement for ingress and egress to serve Highland Lakes development as set forth in Instrument #1993-15704.

Being all of that certain property conveyed to BARRY STORER and SUSAN STORER, as joint tenants with right of survivorship, from JERRY F. MCPHERSON and STACEY S. MCPHERSON, husband and wife, by deed dated July 27, 2004 and recorded July 29, 2004 as Instrument Number 20040729000421130, of Official Records.

Commonly known as: 263 Highland Park Drive, Birmingham, AL 35242

APN: 09 2 09 0 007 019.000

 STORER
52595702

AL

FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF: Alabama
COUNTY OF: Shelby

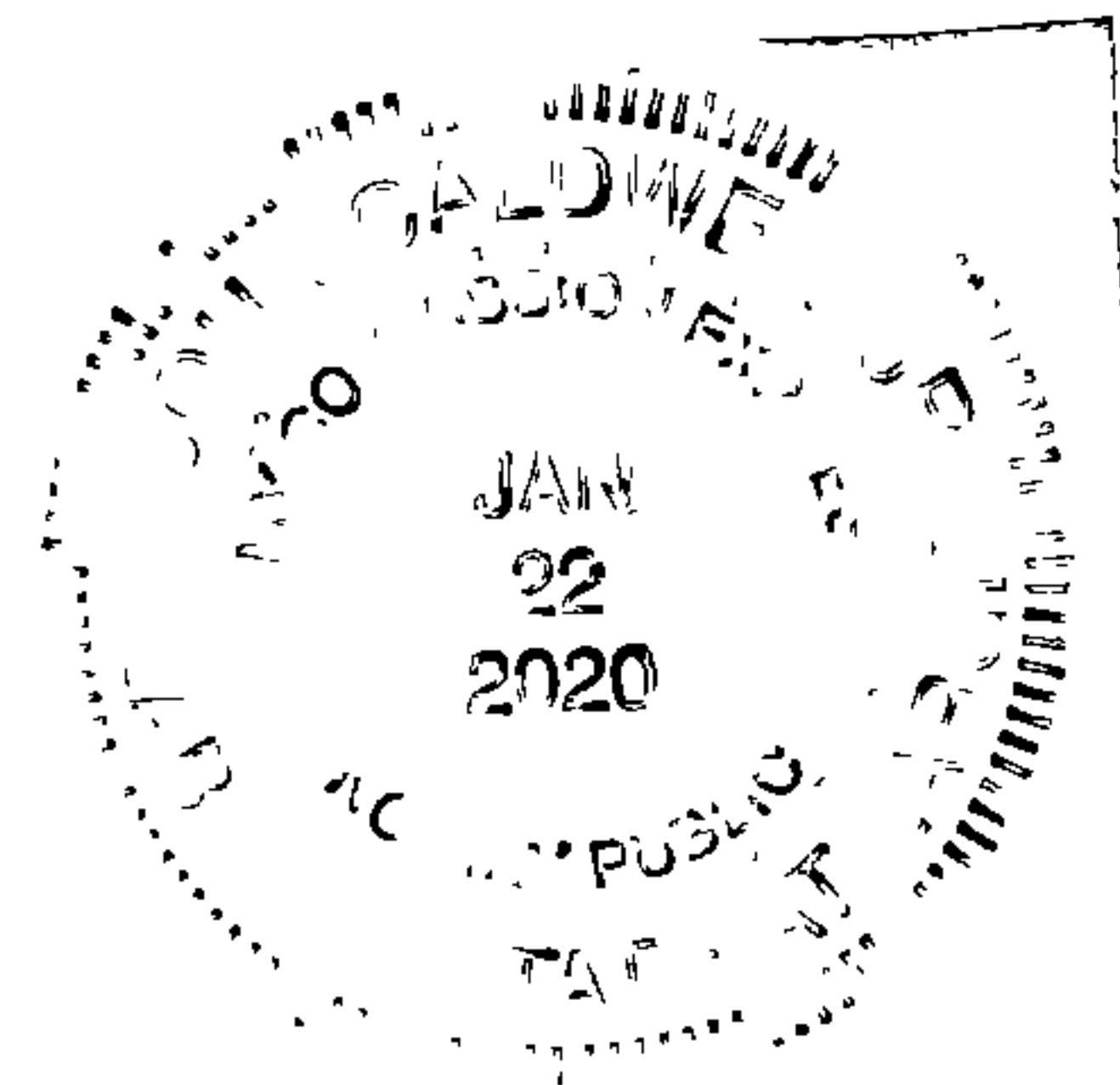
On this 1 day of May 2017, before me,
John Caldwell, Jr., a Notary
Public, personally appeared
Susan Storer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal:

(Seal)

Signature: John Caldwell Jr.
Printed Name: John Caldwell, Jr.
My commission expires: John Caldwell Jr
My Commission Expires
01/22/2020



Description of attached document:

Title or type of document: _____

Document date: _____ Number of pages: _____

Signers other than the names above: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2017 01:01:36 PM
\$27.00 CHERRY
20170510000162910

John Caldwell Jr.