

20170601000192160
06/01/2017 11:54:16 AM
SUBAGREM 1/3

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by ~~and Return to:~~

SunTrust Mortgage, Inc.
RVW 5043/Final Docs
1001 Semmes Avenue
Richmond, VA 23224
MIN: 1000104 0034712935 3
STM: 0034712935

2246452

Made, this day May 8, 2017

SUBORDINATION of MORTGAGE

FROM

Record Concurrently

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")

TO

Mortgage Electronic Registration Systems, Inc. as nominee for 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 SARAH M EDDY AND HUSBANDM WILLIAM BURL EDDY ("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 August 25, 2005 and recorded on September 9, 2005 in the Recorder's office in the County of SHELBY and State of ALABAMA in Book# --- and Page # --- and/or Instrument Number # 20050909000468990 in the amount of \$110,600.00 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 MAY 24 2017 (date) at Book No ---, Page --- ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ 344,000.00 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

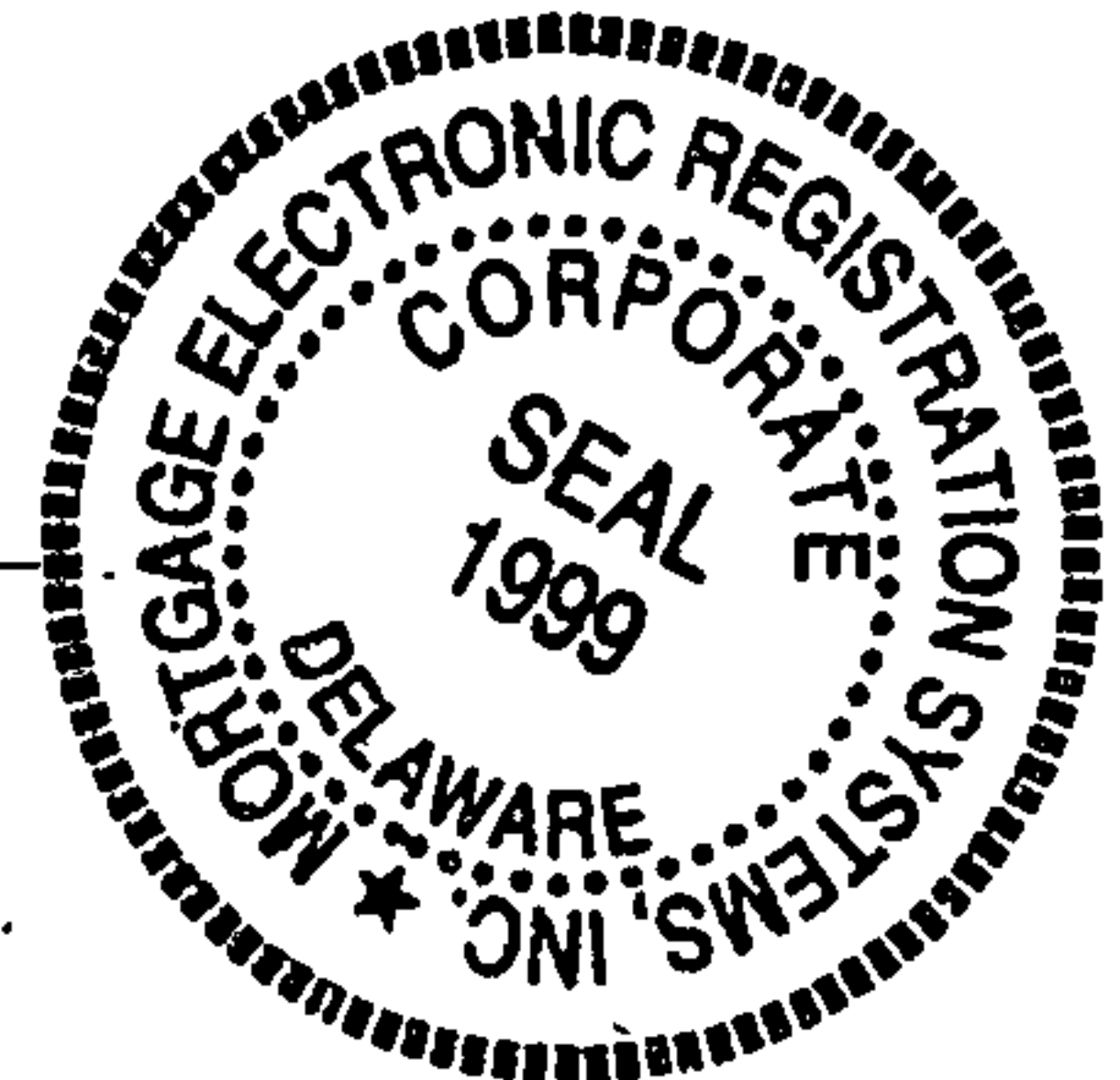
Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., a Virginia Corporation its successors, and assigns.

By Sherry A Green Sherry A Green (SEAL)

TITLE: Vice President

Deborah Wallace
Witness 1: Deborah Wallace

Valerie Hines
Witness 2: Valerie Hines



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 May, 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: 22386

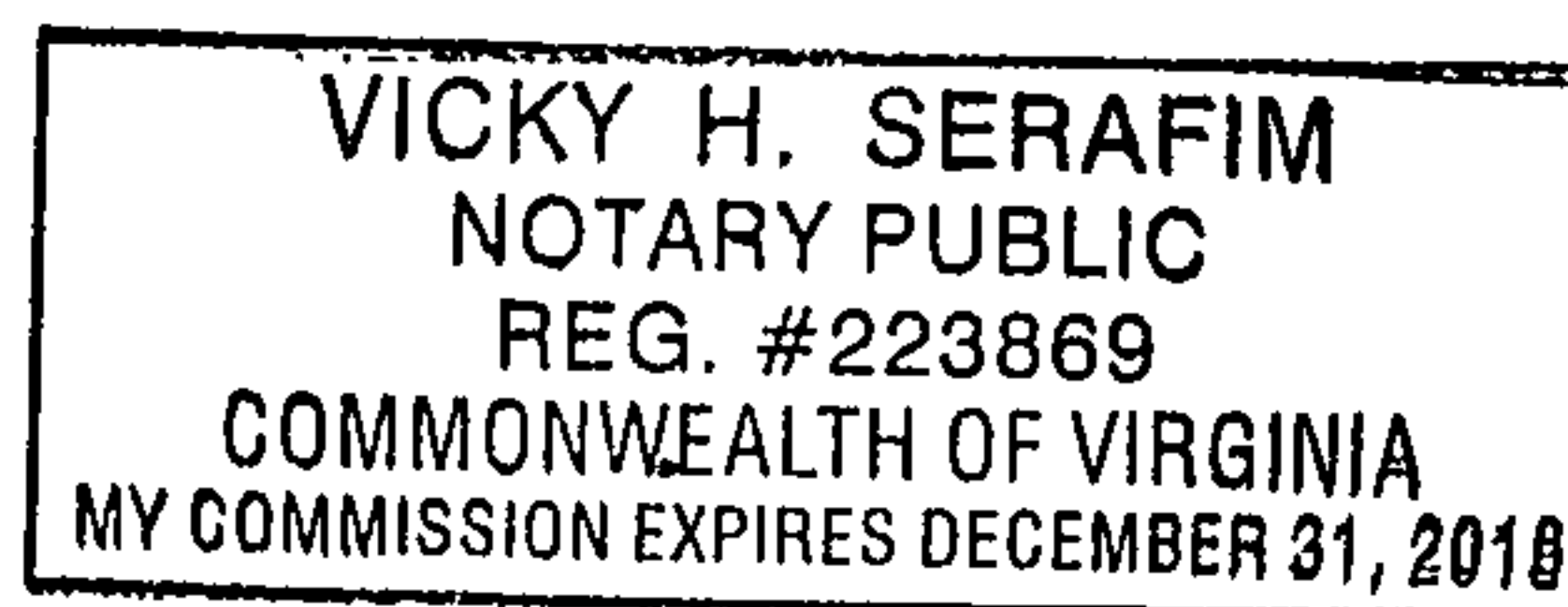


Exhibit "A"

Property Address: 325 WOODWARD COURT BIRMINGHAM, ALABAMA 35242

Lot 20A, according to the Map of Legacy Place, LLC Resurvey, as recorded in Map Book 31, Page 122, in the Probate Office of Shelby County, Alabama.

This is a purchase money second mortgage.

This mortgage is second and subordinate to that certain mortgage given to SunTrust Mortgage, Inc. in the amount of \$359,650.00 dated August 25, 2005.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 11:54:16 AM
\$23.00 CHARITY
20170601000192160

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the bottom right portion of the official text block.