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03/23/2018 02:30:00 PM
SUBAGREM 1/3

Prepared by and Return to:

Prepared by Deborah Wallace
SunTrust Mortgage, Inc.
RVW 5043/Final Docs
1001 Semmes Avenue
Richmond, VA 23224
MIN # 1000104 0203529656 9
STM: 0203529656

64166036-4472607

SUBORDINATION of MORTGAGE

Made, this day, March 1, 2018

FROM

Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, 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 615 W Lafayette, Detroit MI 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 LOUIS E BRADLEY, A MARRIED MAN STEPHANIE BRADLEY, A MARRIED WOMAN, HUSBAND AND WIFE ("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 May 30, 2006 and recorded on June 9, 2006 in the Recorder's office in the county of SHELBY and State of ALABAMA in Book# ---- and Page # ---- and/or Instrument Number # 20060609000272910 in the amount of \$ 31,210.00 and subsequently assigned to Mortgage Electronic Registration Systems, Inc., dated May 30, 2006 and recorded on June 9, 2006 in the Recorder's office in the county of Shelby and State of Alabama in Book# ---- and Page# ---- and or Instrument Number 20060609000272920 (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 03/17/2018 (date) at Book No _____, Page _____ ("NEW LENDER'S SECURITY INSTRUMENT"); in an amount not to exceed \$ 213,086.00 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 [Assignee] 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 Pinnacle Bank, its successors, and assigns.

By: Sherry A. Green

Sherry A. Green (SEAL)
Sherry A. Green

TITLE: Vice President

Deborah Wallace
Witness 1: Deborah Wallace

Elalester Trimiew
Witness 2: Elalester Trimiew

Signed, sealed and delivered in the presence of:

State of Virginia } SS.

City of Richmond } SS.

The forgoing instrument was acknowledged before me this 1st day of March, 2018, by Sherry A. Green (name of official), Vice President (title of official) of Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, 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.

La'Shara Boddie
Notary Public

Print Name: La'Shara Boddie

Title or Rank: Notary

My Commission Expires: 05.31.2021

Serial No, if any: 7524440

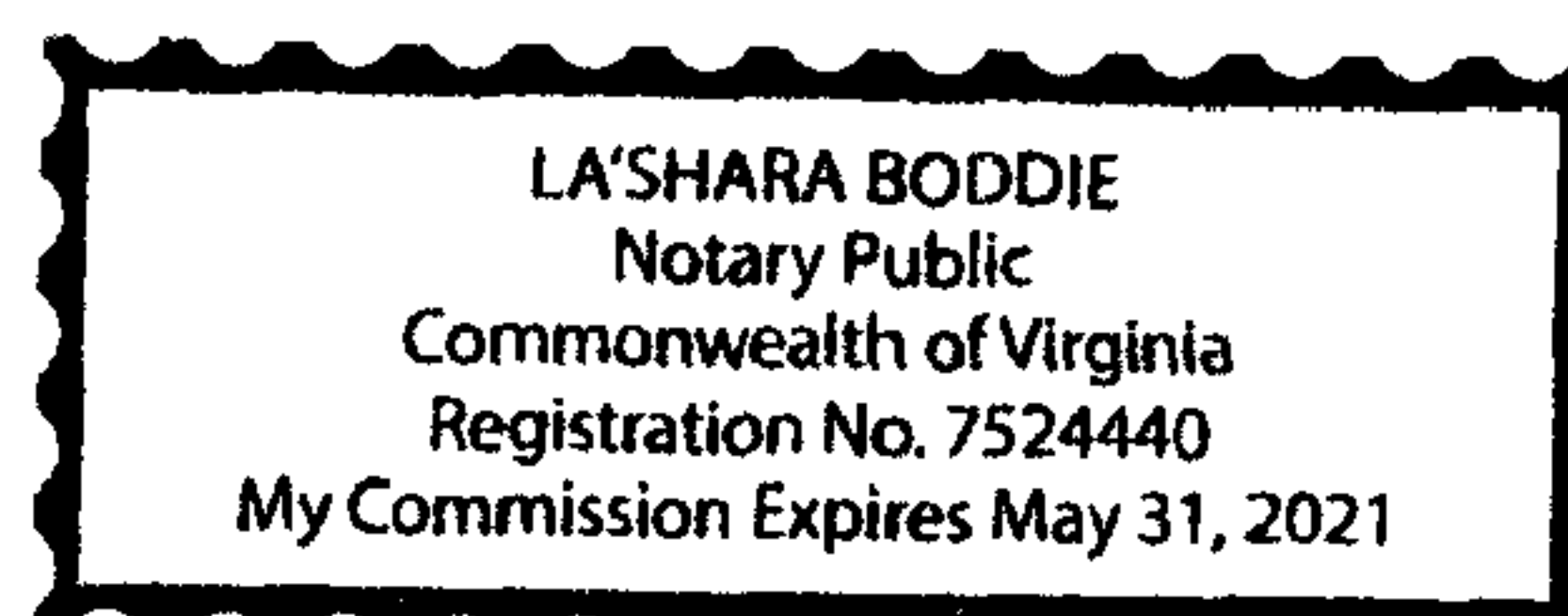


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 223051991056000

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

Lot 25, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

Source of Title: Deed Inst. No. 20060609000272880

Commonly known as: 110 Walking Horse Trce, Alabaster, AL 35007-8576

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2018 02:30:00 PM
\$21.00 CHERRY
20180323000096890

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.