

65387261-4863654 **SUBORDINATION AGREEMENT** 2

Loan No: 3424295085

This Agreement is made this 21st Feb, 2019 by **Richard G. Ballintine and Judith A. Ballintine**, whose address is 779 Highland Manor Ct Hoover, AL 35226 (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$250,000.00 executed by **James R. Ballintine and Tonia W. Ballintine** (the "Borrower"), dated June 15, 2016 and recorded on June 26, 2016, as Instrument 20160622000216900, in the records of Shelby County ("Lienholder's Lien"), covering the property commonly known as 7036 Bradstock Ct, Birmingham, AL 35242-7230 (the "Property") and legally described as:

Situated in the County of Shelby, State of AL:

LOT 48, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE II, AS RECORDED IN MAPBOOK 19, PAGE 121, IN THE PROBATE OFFICE OF SHEIBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 6, 1990, AND RECORDED IN REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

Tax ID No.: 03 8 27 0 007 048.000

WHEREAS Quicken Loans intends to make a loan to the Borrower in a principal amount not to exceed \$142,000.00 and dated on or about March 1, 2019 to be secured by a mortgage/deed of trust granted to Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans Inc., its successors and or assigns, covering the Property ("Quicken Loans' Lien"), and

WHEREAS Quicken Loans will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Quicken Loans' Lien, and

WHEREAS Lienholder intends that Quicken Loans' Lien be prior and superior to Lienholder's Lien.

NOW, THEREFORE, it is agreed that in consideration of one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior in all respects to Quicken Loans' Lien.

an No: 3424295085

Witnesses:

Signature Ryan Schreiner
Printed Name Ryan Schreiner
Signature Kimberly Howard
Printed Name KIMBERLY HOWARD

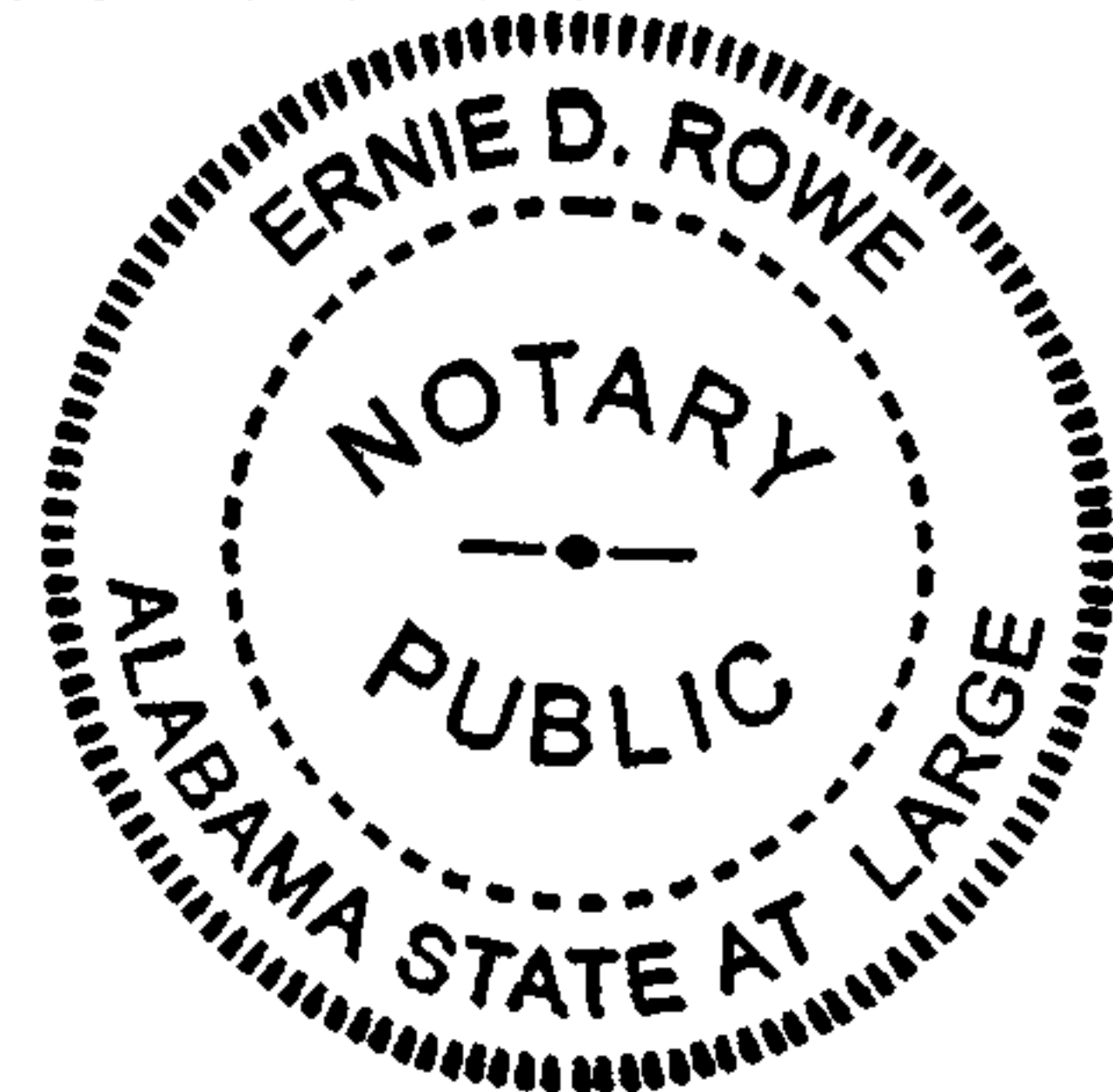
Lienholder Signature:

Richard G. Ballintine
Richard G. Ballintine
Judith A. Ballintine
Judith A. Ballintine

STATE OF ALABAMA,)
COUNTY OF JEFFERSON) SS

On FEB, 20 19 before me, AND JUDITH A. BALLINTINE, RICHARD G. BALLINTINE (Notary Name), personally appeared RICHARD G. BALLINTINE AND JUDITH A. BALLINTINE (Lienholder), personally known to me (or 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.

[Signature] (Notary Signature)
Notary Public, County of JEFFERSON, Acting in HOOPER County.
State of ALABAMA.
My commission expires 05/09/2022



This instrument drafted by and after recording return to:
Danielle Gray
Quicken Loans Inc.
Subordination Dept.
615 W. Lafayette
Detroit, MI 48226

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03 8 27 0 007 048.000

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

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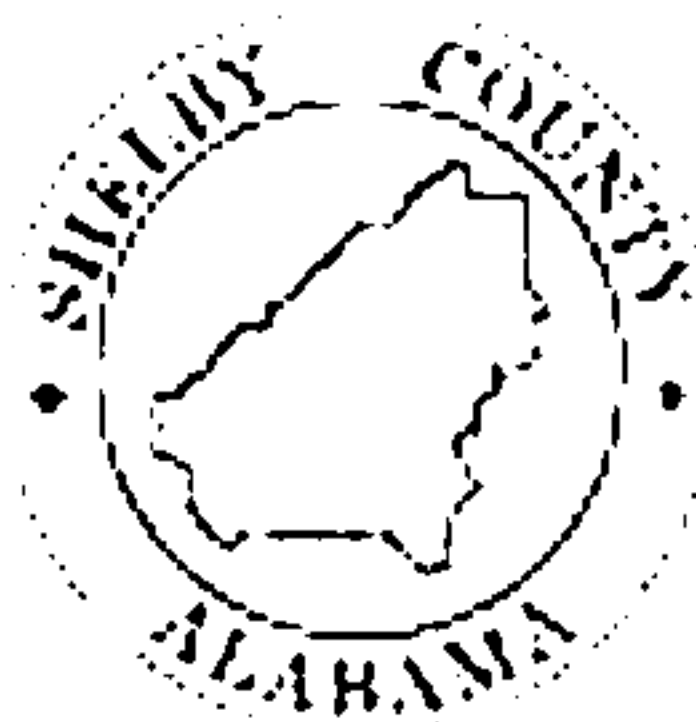
SOURCE OF TITLE: INSTRUMENT # 20160622000216880

Commonly known as: 7036 Bradstock Ct, Birmingham, AL 35242-7230

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

Source of Title: Book , Page .

TUB/JRB



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2019 01:10:38 PM
\$21.00 CHERRY
20190305000069710

Allen S. Beyle