

20141023000335720  
10/23/2014 02:07:27 PM  
SUBAGREM 1/5

Prepared by:  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

~~Return to:~~

STATE OF ALABAMA  
COUNTY OF SHELBY

8282185

40737631

**SUBORDINATION AGREEMENT**

\* Subordinating Lender:  
\* MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for  
GMAC MORTGAGE CORPORATION (hereinafter referred to as "MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for GMAC  
MORTGAGE CORPORATION")

\* its successors and assigns  
(888) 679-6377  
MIN# 100069782509793757

Property Owner:  
ROBERT C. WEBB and CATHERINE C. WEBB, Husband and Wife (hereinafter  
referred to as "Property Owners")

100 Kingsley Road  
Alabaster, AL 35007

(2) [REDACTED]

and

New Lender:  
GREEN TREE SERVICING, LLC (hereinafter referred to as "GREEN TREE  
SERVICING, LLC")

[REDACTED]

Indexing Instructions: Lot 25, in Block 2, Norwick Forest, Third Sector, First Phase

**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 GMAC MORTGAGE  
CORPORATION which Mortgage and Note is in the principal amount of \$119,400.00 and dated  
June 1, 2005, and recorded the office of the Records Office of SHELBY County, Alabama; and

WHEREAS, Property Owners have applied to GREEN TREE 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 GMAC MORTGAGE CORPORATION. GREEN TREE 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  
GMAC MORTGAGE CORPORATION, be subordinated to the lien of the Mortgage and Note  
described below to be given by Property Owners to GREEN TREE.

WHEREAS, in order to accommodate said loan by GREEN TREE, MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for GMAC MORTGAGE  
CORPORATION, has agreed to entered into this subordination agreement thereby placing  
GREEN TREE 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 GMAC MORTGAGE CORPORATION, does hereby declare its indebtedness and the Mortgage and Note securing same to be subordinate to the lien of GREEN TREE in that Mortgage and Note in an amount not to exceed \$167,100.00 and dated may 4<sup>th</sup>, 2014.

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 GMAC MORTGAGE CORPORATION, in the principal amount of \$119,400.00 and dated June 1, 2005, recorded in the office of the Records Office of SHELBY County, Alabama, is hereby made subordinate to that certain Deed of Trust executed by Property Owners in favor of GREEN TREE in that Mortgage and Note in an amount not to exceed \$167,100.00 and dated 6-4-14, 2014. It is the intent of this \*recorded 6-17-14 Inst# 20140617 000182370 instrument and the parties that the Mortgage and Note in favor of GREEN TREE in that Mortgage and Note in an amount not to exceed \$167,100.00 and dated 6-4-2014, 2014, 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 GMAC MORTGAGE CORPORATION, in the principal amount of \$119,400.00 and dated June 1, 2005, and recorded in Book in the office of the Records Office of SHELBY County, Alabama.

WITNESS MY SIGNATURE, on this the 14 day of May, 2014.

\*  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., as  
nominee for GMAC MORTGAGE  
CORPORATION

By:

Keith E. Minch  
Keith E Minch

Its:

Assistant Secretary

STATE OF Colorado

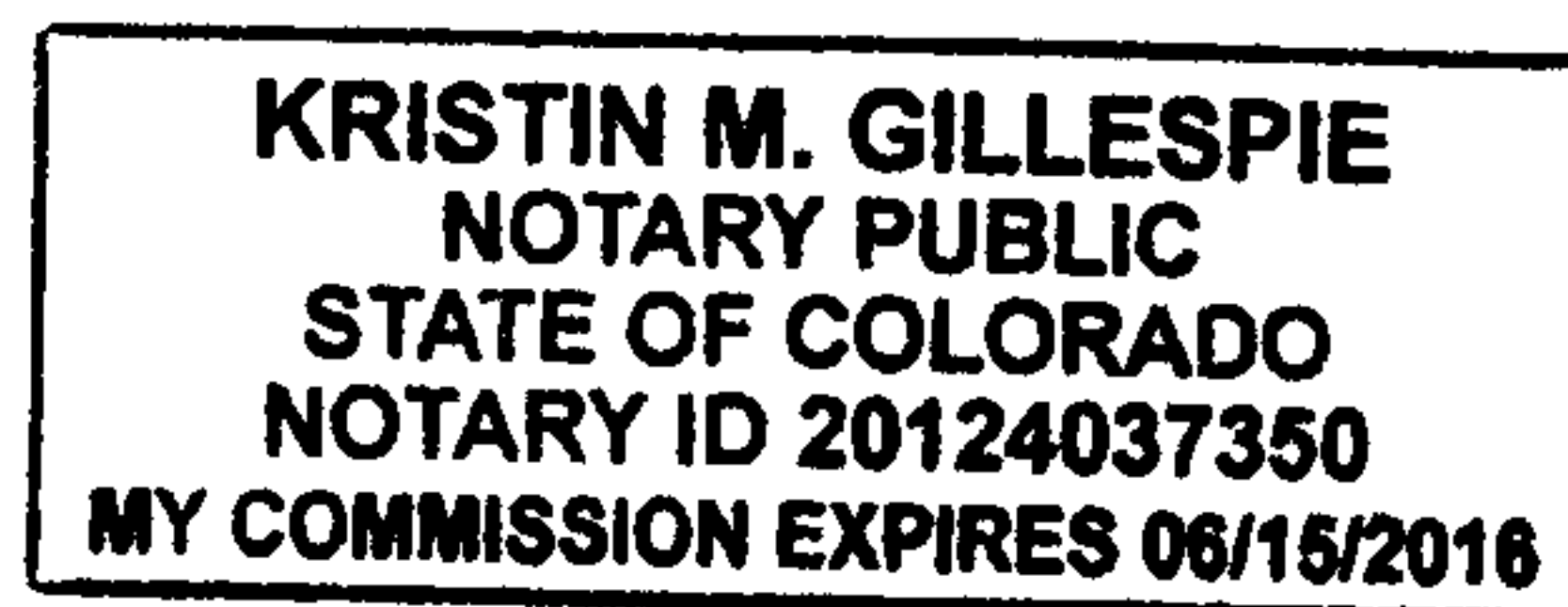
COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for said state and county, Keith E Minch who is Assistant Secretary of \*\*, a Colorado corporation, 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 14 day of May  
A.D. 2014.

Kristin M. Gillespie  
Notary Public Kristin M Gillespie

My Commission Expires: 6/15/2016



\*\* Mortgage Electronic Registration Systems Inc

20141023000335720 10/23/2014 02:07:27 PM SUBAGREM 5/5

**Exhibit "A"**

Real property in the City of **ALABASTER**, County of **SHELBY**, State of **Alabama**, described as follows:

**LOT 25, IN BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF NORWICK FOREST, THIRD SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 18 PAGE 15 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Being all of that certain property conveyed to ROBERT C. WEBB, A MARRIED INDIVIDUAL from CHARLES H. PENNINGTON AND HOLLY M. PENNINGTON, HUSBAND AND WIFE, by deed dated October 29, 1999 and recorded November 01, 1999 in Instrument Number 1999-45025 of official records.**

Commonly known as: 100 KINGSLEY RD, ALABASTER, AL 35007

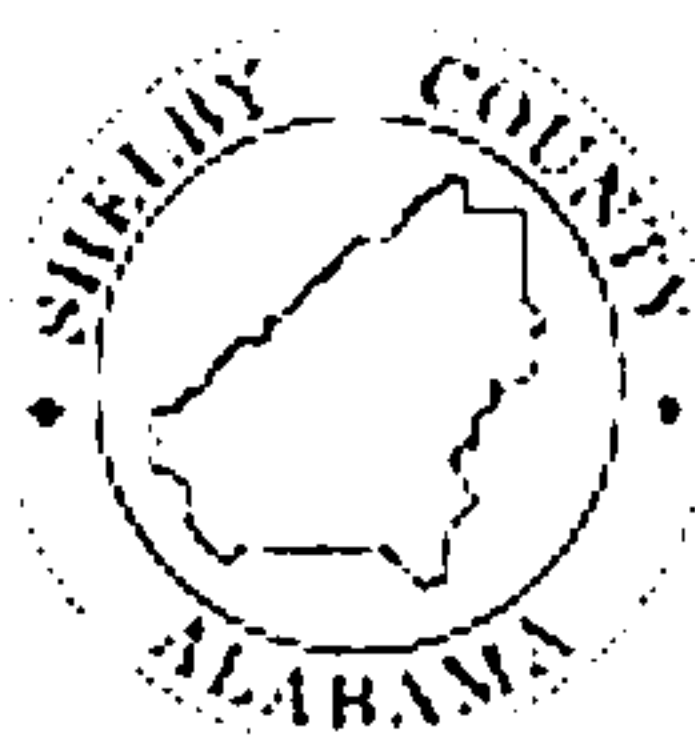
APN #: 23 2 03 2 001 001.116

WEBB  
48737631

FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT

AL

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/23/2014 02:07:27 PM  
\$28.00 CHERRY  
20141023000335720

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text of the county clerk's office.