

SHARMAN

20150611000196160
06/11/2015 03:56:39 PM
SUBAGREM 1/4

AFTER RECORDING, RETURN TO:

HSBC

Capture Center/Imaging
636 Grand Regency Blvd.
Brandon, FL 33510
Loan Number: XXXX7801
MIN: 100137100010867101
Phone Number 888-679-6377
Prepared by: Janielle D Gooden

CROSS REFERENCES:

Security Instrument at
Deed Book _____, Page _____
Wells Fargo Bank, NA ISAOA
Security Instrument at
Deed Book _____, Page _____

SUBORDINATION AGREEMENT

WHEREAS the undersigned **Mortgage Electronic Registration Systems, Inc.**, as nominee for **Secured Funding Corp, its successors and assigns** (the "Original Lender") is the holder of a certain **Mortgage** (the "Security Instrument") executed by **Donald E. Sharman and Michelle A. Sharman**, dated **July 8, 2005**, to secure a note to Original Lender in the amount of **\$32,880.00**, said instrument encumbering certain property located at **269 Bentmoor Lane, City of Helena, Shelby County, Alabama** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [County Judge of **Shelby County, Alabama**], on **October 20, 2005**, in **Instrument Number 20051020000545180**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **Wells Fargo Bank, NA ISAOA** (Grantee) (the "**Wells Fargo Bank, NA ISAOA Security Instrument**"), executed by **Donald E. Sharman and Michelle A. Sharman**, dated _____ [date], to secure a note to **Wells Fargo Bank, NA ISAOA** in the amount not to exceed **\$158,750.00**, said instrument also encumbering the Property; and

WHEREAS the **Wells Fargo Bank, NA ISAOA Security Instrument** was recorded by the [County Judge of **Shelby County, Alabama**], on _____ [date], in Deed Book _____, Page _____; and

WHEREAS Original Lender and **Wells Fargo Bank, NA ISAOA** desire to establish **Wells Fargo Bank, NA ISAOA's** position as first priority lienholder on the Property, with full security

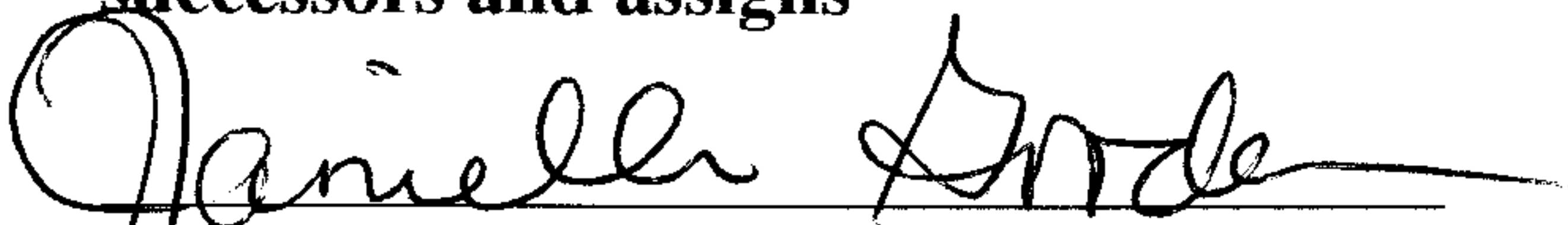
SHARMAN

interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the **Wells Fargo Bank, NA ISAOA** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, NA ISAOA** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, NA ISAOA** Security Instrument;

THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **Wells Fargo Bank, NA ISAOA** under the **Wells Fargo Bank, NA ISAOA** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, NA ISAOA** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, NA ISAOA** Security Instrument. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the **Wells Fargo Bank, NA ISAOA** Security Instrument and the successors and assigns thereof and of any purchaser at any foreclosure sale there under and shall apply with like force and effect to any renewal thereof.

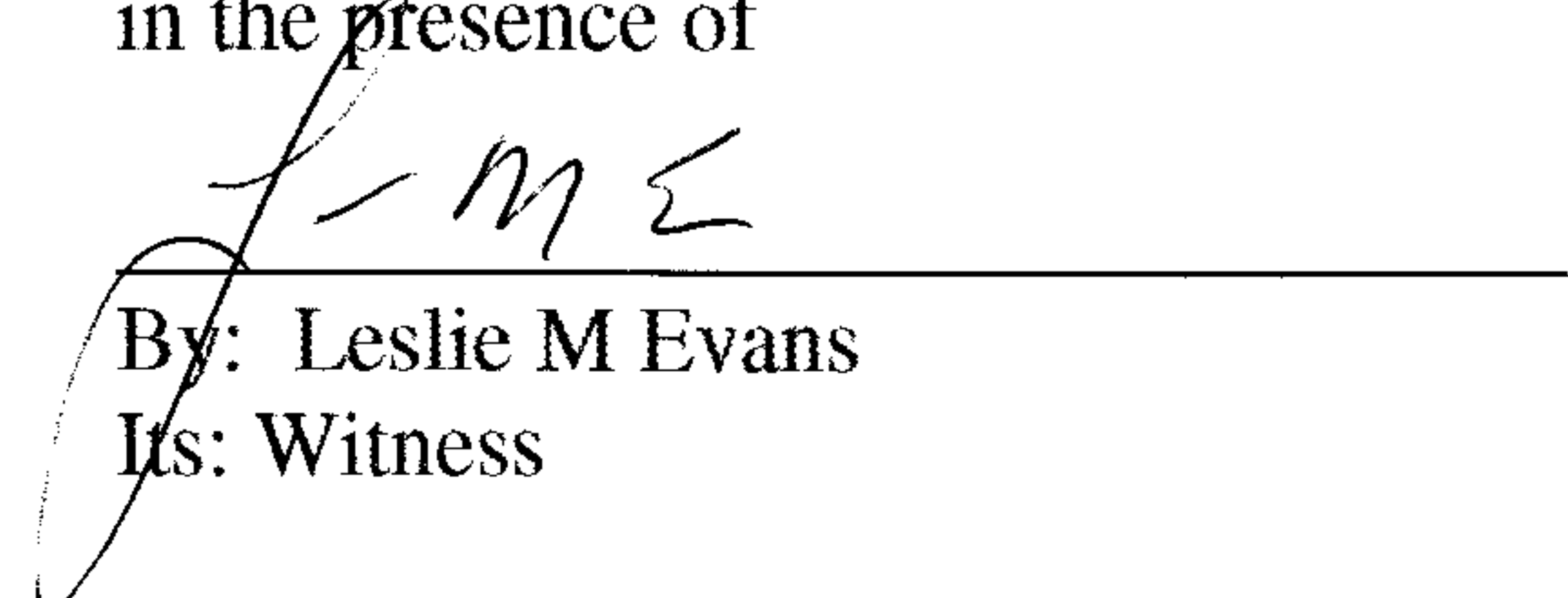
WITNESS the hand and seal of the undersigned, this 5th day of May, 2015.

Mortgage Electronic Registration Systems, Inc., as nominee for Secured Funding Corp, its successors and assigns



By: Janielle Gooden
Its: Assistant Secretary

Signed, sealed and delivered
in the presence of



By: Leslie M Evans
Its: Witness



SHARMAN

(Continued)

State of Illinois
County of DuPage

I, Thomas D Thomas, a Notary Public in and for the State of Illinois and County of DuPage, do hereby certify that Janielle Gooden personally appeared before me this day and acknowledged that she is the Assistant Secretary of **Mortgage Electronic Registration Systems, Inc., as nominee for Secured Funding Corp, its successors and assigns**, a Corporation, and that she as Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the 5th day of May, 2015.

Thomas D Thomas

Notary Public Thomas D Thomas

My commission expires: *6/10/17*

Seal:

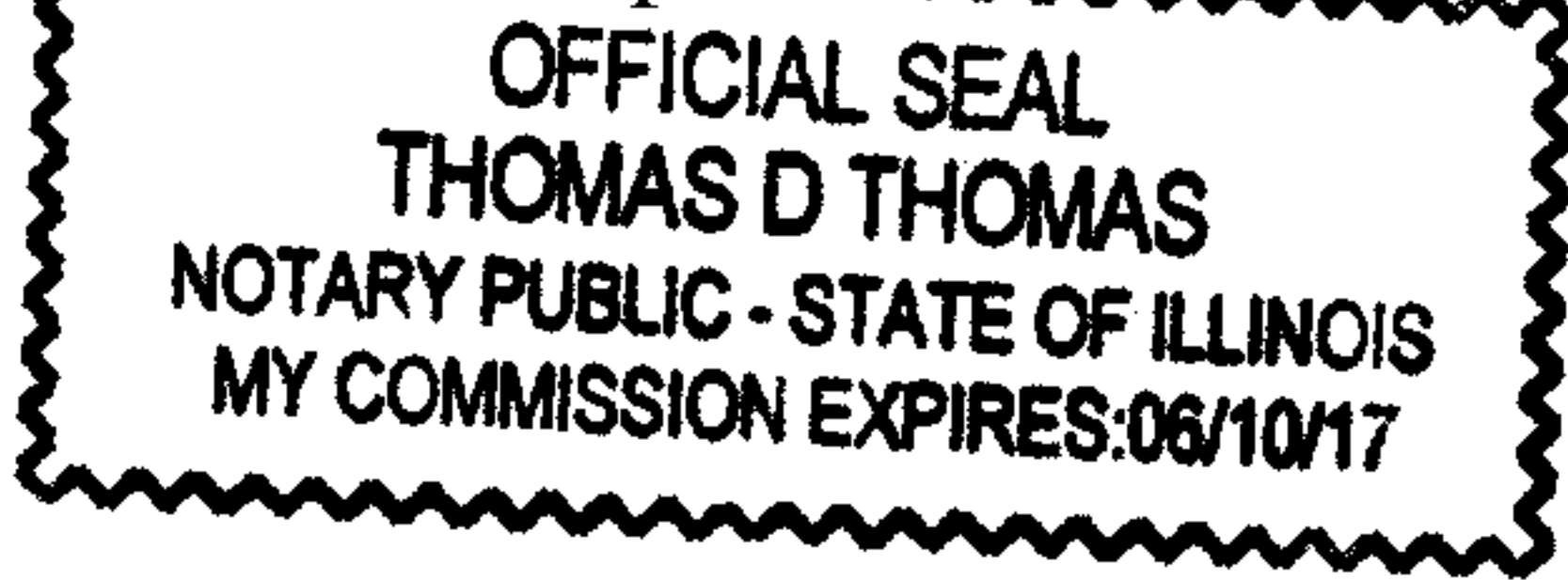


EXHIBIT A

The following described real property located in County of Shelby, State of Alabama; being more particularly described as follows:

Lot 1181, according to the Map and Survey of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Donald E. Sharman and Michelle A. Sharman by deed from American Homes and Land Corp., recorded September 30, 2003, at Instrument No. 20030930000656030, in the Office of the Judge of Probate, Shelby County, Alabama.

Property Address: 269 Bentmoor Land, Helena, AL 35080

APN: 13-4-20-1-009-017.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/11/2015 03:56:39 PM
\$23.00 CHERRY
20150611000196160

James W. Fuhrmeister 4