


AT1-60672

81200178371562001
SR Number: 1-7262774


20030516000308280 Pg 1/3 17.00
Shelby Cnty Judge of Probate, AL
05/16/2003 15:30:00 FILED/CERTIFIED

WHEN RECORDED MAIL TO:

ditech.com
500 Enterprise Road
Horsham, PA 19044
ATTN: Jazrael Turner

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made April 26, 2003, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **GMAC Mortgage Corporation doing business as ditech.com**.

W I T N E S S E T H:

THAT WHEREAS LEO J. ROMANICK JR., residing at 320 LAUREL WOODS LANE, HELENA AL 35080, , did execute a Mortgage dated 05/09/2001 to **GMAC Mortgage Corporation dba ditech.com** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 45,000.00 dated 05/09/2001 in favor of **GMAC Mortgage Corporation doing business as ditech.com**, which Mortgage was recorded as ~~Recording Book No. xxxxxxxx Page No. xxxxxxxx~~ **Instrument No. 2001-20689**, Shelby County, Alabama Probate Court Records.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of \$ 104,900.00 dated 02/19/2003 in favor of **Wells Fargo Home Mortgage, Inc.**, here in after referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that Lender's mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of **GMAC Mortgage Corporation dba ditech.com** mortgage first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

(1) That said mortgage securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of **GMAC Mortgage Corporation dba ditech.com** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **GMAC Mortgage Corporation dba ditech.com** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of **GMAC Mortgage Corporation dba Ditech.com** mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

**GMAC Mortgage Corporation
dba Ditech.com,**

By: *Latasha Cotton*
LATASHA COTTON
By: *Doris Lawson*
DORIS LAWSON
By: *Latasha Cotton*
LATASHA COTTON
By: *Doris Lawson*
DORIS LAWSON

By: *Debra Chieffe*
Debra Chieffe
Title: Limited Signing Officer
Attest: *Sean Flanagan*
Sean Flanagan
Title: Limited Signing Officer



COMMONWEALTH OF PENNSYLVANIA

:

:SS

COUNTY OF MONTGOMERY

:

On 4/24/03, before me ANN M SWEENEY the undersigned, a Notary Public in and for said County and State, personally appeared Debra Chieffe personally known to me (or proved to me on the basis of satisfactory evidence) to be the Limited Signing Officer, and Sean Flanagan personally known to me (or proved to me on the basis of satisfactory evidence) to be the Limited Signing Officer of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its bylaws, or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Ann M. Sweeney
Notary Public

Notarial Seal
Ann M. Sweeney Notary Public
Horsham Twp., Montgomery County
My Commission Expires Mar. 14, 2005
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

File No.: ATI-024060672

Lot 21, according to the survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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