



20100402000099150 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
04/02/2010 01:29:30 PM FILED/CERT

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2
Accommodation Recording Per Client Request

prepared by
GMAC Mortgage, LLC

1100 Virginia Dr.
Fort Washington, PA 19034
Prepared by: Joe Swaim

6453000

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made February 23, 2010, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registrations Systems, Inc.**

WITNESSETH:

THAT WHEREAS John Hinson, residing at 1040 Dunnavant Place Birmingham, AL 35242, did execute a Mortgage dated 1/6/06 to **Mortgage Electronic Registrations Systems, Inc.** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 31,600.00 dated 1/6/06 in favor of **Mortgage Electronic Registrations Systems, Inc.**, which Mortgage was recorded 1/19/06 as 2010119000030540.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of \$ 248,000.00 dated 03/04/2010 in favor of **Ally Bank Corp f/k/a GMAC Bank**, 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 **Mortgage Electronic Registrations Systems, Inc.** 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 **Mortgage Electronic Registration Systems, Inc.** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **Mortgage Electronic Registration Systems, Inc.** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of **Mortgage Electronic Registration Systems, Inc.** mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

By: *Latasha Cotton*
Latasha Cotton
By: *Trina Jackson*
Trina Jackson
By: *Latasha Cotton*
Latasha Cotton
By: *Trina Jackson*
Trina Jackson

Mortgage Electronic Registration Systems, Inc.

By: *Linda Walton*
Linda Walton

Title: Vice President

Attest: *Marnessa Birckett*
Marnessa Birckett

Title: Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

On 2/23/10, before me Tamika Scott, the undersigned, a Notary Public in and for said County and State, personally appeared Linda Walton personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President, and Marnessa Birckett personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary 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.

Tamika Scott
Notary Public
TAMIKA SCOTT

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tamika Scott, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Nov. 27, 2010
Member, Pennsylvania Association of Notaries



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EXHIBIT A

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

LOT 2546 ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 25TH
SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP
BOOK 35, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JOHN R. HINSON
FROM EDDLEMAN HOMES, LLC., AN ALABAMA LIMITED LIABILITY
COMPANY BY DEED DATED 01/06/2006 AND RECORDED 01/19/2006 IN
INSTRUMENT NO. 20060119000030520, IN THE LAND RECORDS OF
SHELBY COUNTY, ALABAMA.

Permanent Parcel Number: 092090015011000
JOHN R. HINSON

1040 DUNNAVANT PL, BIRMINGHAM AL 35242
Loan Reference Number : 6453000/000687488655
First American Order No: 41825078
Identifier: FIRST AMERICAN EQUITY LOAN SERVICES



HINSON
41825078

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FIRST AMERICAN ELS
SUBORDINATION AGREEMENT

