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20100929000321320 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/29/2010 01:45:13 PM FILED/CERT

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St. Paul, MN 55117

76646202-2  
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SUBORDINATION AGREEMENT T010-033537 CMG  
2137

**THIS SUBORDINATION AGREEMENT**, made August 26, 2010, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration Systems Inc.**

**WITNESSETH:**

**THAT WHEREAS** Mark A Sanders and Dawn J Sanders Huband and Wife, residing at 302 Panther Trail Pelham AL 35124, did execute a Mortgage dated 5/24/07 to **Mortgage Electronic Registration Systems Inc** covering:

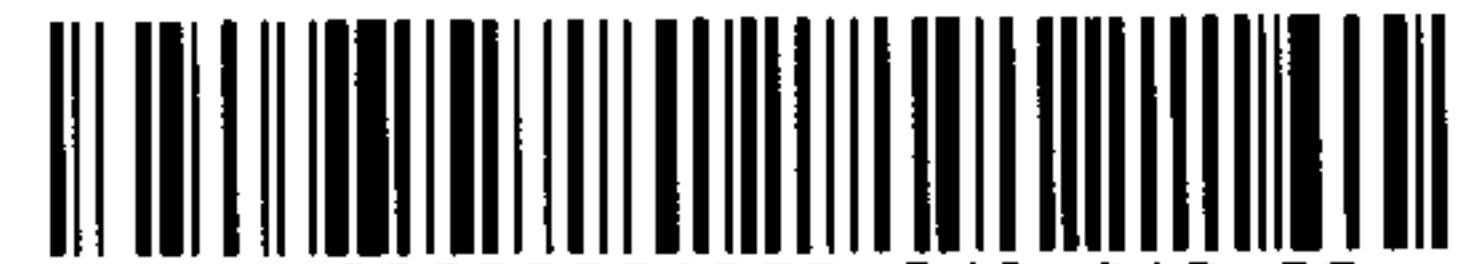
SEE ATTACHED

To Secure a Note in the sum of \$ 50,000.00 dated 5/24/07 in favor of **Mortgage Electronic Registration Systems Inc**, which Mortgage was recorded 9/19/07 as Volume 2007091900 Page 0439510.

**WHEREAS**, Owner has executed, or is about to execute, a Mortgage and Note in the sum of \$ 214,725.00 dated \_\_\_\_\_ in favor of **Nationstar Mortgage LLC**, 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 Registration 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:



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(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:

**Mortgage Electronic Registration Systems Inc**

By: *Latasha Cotton*  
Latasha Cotton  
By: *Kim Johnson*  
Kim Johnson  
By: *Latasha Cotton*  
Latasha Cotton  
By: *Kim Johnson*  
Kim Johnson

By: *James Callan*  
James Callan  
Title: Vice President  
Attest: *Marnessa Birckett*  
Marnessa Birckett  
Title: Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA

:  
:ss  
:

COUNTY OF MONTGOMERY

On 8/26/10, before me **Tamika Scott**, the undersigned, a Notary Public in and for said County and State, personally appeared James Callan 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.

Notary Public

*Tamika Scott*  
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

LOT 29, ACCORDING TO THE SURVEY OF PANTHER RIDGE, AS  
RECORDED IN MAP BOOK 31, PAGE 118, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS,  
EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS,  
COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK  
LINES OF RECORD.

ADDRESS: 302 PANTHER TRAIL; PELHAM, AL 35124 TAX MAP OR  
PARCEL ID NO.: 13-1-11-4-003-001.029

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY



\*U01524162\*

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