



20110804000228570 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
08/04/2011 01:45:47 PM FILED/CERT

This instrument was prepared by:

Green Tree Servicing LLC

Stephanie Rodgers

When Recorded return to:

Green Tree Servicing LLC

Mortgage Amendments Department

7360 South Kyrene Road T316

Tempe, AZ 85283

When Recorded Return To:

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117

Recorded Transaction

SUBORDINATION OF MORTGAGE

Acct# 68017933

MERS Phone 1-888-679-6377

MIN# 100259600004500222

(Signature)

55798007-1011257

Subordination Agreement is null and void if: Not recorded within 90 days of acknowledgment date, corrections or changes are made or aforementioned subordination conditions are not met.

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Coats & Co., Inc., and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage dated April 28, 2006 and recorded May 9, 2006, as Instrument No. 20060509000217220, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

LOT 29, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 216 Stonecreek Pl, Calera, AL 35040

WHEREAS, Bank of America, is the investor, hereinafter referred to as "Investor", for the note that is secured by the Existing Mortgage;

WHEREAS, Jennifer M. Russell, a single person, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

(Signature)

WHEREAS, it is necessary that the new lien to MERS Inc. as nominee for Quicken Loans Inc., its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Twelve Thousand Two Hundred Dollars and 00/100 (\$112,200.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question,

WHEREAS, MERS and the Investor are willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage **with the condition that there are no funds from the closing disbursed to the Owners;**

NOW THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, MERS and the Investor hereby subordinate the lien of the Existing Mortgage to the Lien of the New Mortgage conditioned upon the above-referenced provisions, so that the New Mortgage will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Mortgage.

Dated: 7/8/2011

★ Mortgage Electronic Registration Systems, Inc.

Monica

Monica Medina, Assistant Secretary

Michael Salen

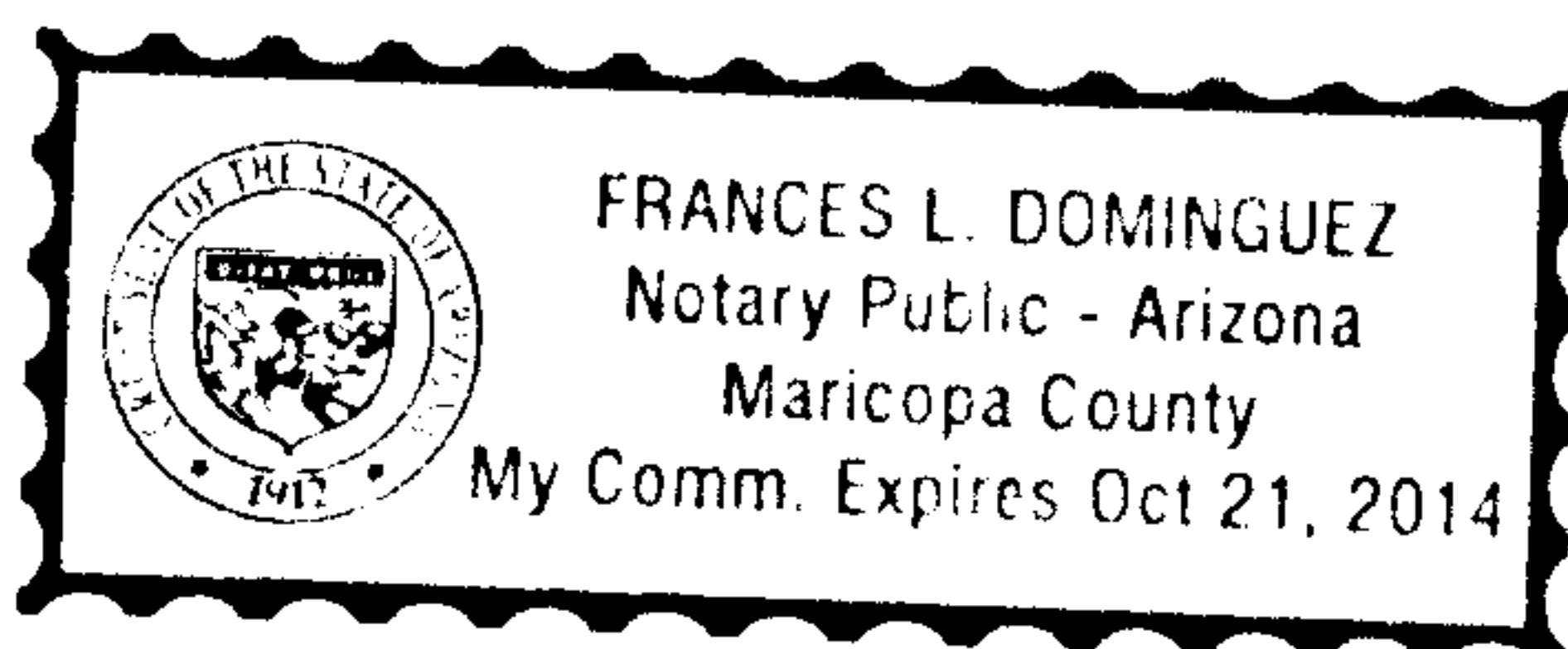
Witness 1 Michael Salen

Witness 2
Valinda Castillo (PXX)

STATE OF ARIZONA

COUNTY OF MARICOPA

On *7/8/11*, before me, a Notary Public in the state of Arizona, personally appeared Monica Medina, **A.S. ★** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entities, on behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Frances L. Dominguez

Frances L. Dominguez, Notary public
My Commission Expires: _____

Bank of America
★ By Green Tree Servicing LLC, Its Attorney-in-Fact

Michael Salen
Witness 1

Valinda Castillo
Witness 2

Michael Salen

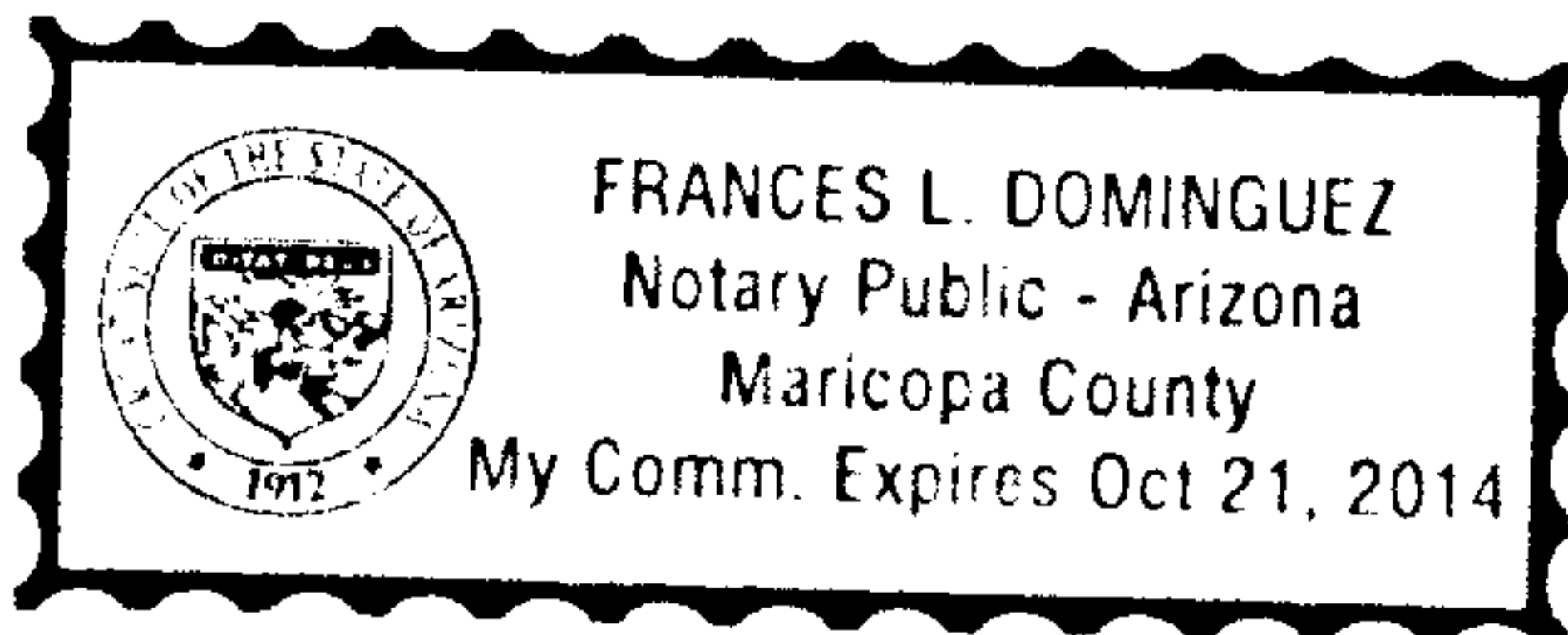
Stephanie Rodgers, Authorized Agent

By limited Power of Attorney dated 11/3/08
and recorded 1/13/09 instrument # 2009-0027242

STATE OF ARIZONA

COUNTY OF MARICOPA

On 7/8/14, before me, a Notary Public in the state of Arizona, personally appeared Stephanie Rodgers, AVP ★ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entities, on behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Frances L. Dominguez
Frances L. Dominguez, Notary public
My Commission Expires: 10/21/2014



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 283060004020000

Land Situated in the County of Shelby in the State of AL

LOT 29, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 3, AS RECORDED IN MAP BOOK 36,
PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 216 Stonecreek Place , Calera, AL 35040


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1632 7/29/2011 77233865/2