

20110830000255650 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/30/2011 10:50:08 AM FILED/CERT

This instrument was prepared by:
Green Tree Servicing LLC

When Recorded return to:
Green Tree Servicing LLC
Mortgage Amendments Department
7360 South Kyrene Road T316
Tempe, AZ 85282
Boston National Title Agency, LLC
129 W. Trade Street, 9th Floor
Charlotte, NC 28202
(800) 440-7005

SUBORDINATION OF MORTGAGE

Acct# 89887761

MERS Phone 1-888-679-6377
MIN# 100133700024126768

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, Countrywide Bank, FSB, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage dated August 10th, 2007 and recorded August 23rd, 2007, as Instrument No. 20070823000398150, Book N/A Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

All that certain parcel of land situate in the County of Shelby, and State of Alabama, being known and designated as follows:

A parcel of land lying in the SW 1/4 of SE 1/4, Section 9, Township 21 South, Range 2 West, and more particularly bounded and described as follows:

Starting at the Southwest corner of the said SW 1/4 of SE 1/4, Section 9, Township 21 South, Range 2 West, run Northerly along the West boundary line of the said SW 1/4 of SE 1/4 a distance of 520.0 feet to an iron marker, the Point of Beginning; thence continue Northerly along the same line a distance of 611.1 feet and run Easterly a distance of 390.2 feet to an iron marker in the middle of said Chert Road; thence turn 103°29' to the right and run Southwesterly a distance of 325.0 feet to an iron marker at a fence corner; thence turn 104°15' left and run Easterly 325.0 feet to the middle of Chert Road; thence run Southerly along the center line along the curves of said Chert Road a distance of 332.1 feet to an iron marker; thence run Northwesterly 477.3 feet to the Point of Beginning.

Being the same property as conveyed from J.V. Lamar, a single man to Donny F. Jones and Debra Ann Jones, Husband and Wife, as joint tenants with right of survivorship, as described in Document#: 0030165, Dated 12/11/1992, Recorded 12/11/1992 in SHELBY County Records.

Tax ID#: 222090000010005

Property Address: 745 Camp Branch Cir, Alabaster, Alabama 35007- 4860

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

WHEREAS, Donny F Jones, And Debra Ann Jones, Husband and Wife As Joint Tenants With Right of Survivorship, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

MERS Subordination – Mortgage

WHEREAS, it is necessary that the new lien to Bank of America, N.A., its successors and/or assigns, which secures a note in the amount not to exceed Two Hundred Ninety Four Thousand Eight Hundred Dollars and 00/100 (\$294,800.00), 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.

Mortgage Electronic Registration Systems, Inc.

Robin D. Bryant, Assistant Secretary

Shonda L. Laughlin
Witness 1

Erin Nelson
Witness 2

Erin Nelson

STATE OF ARIZONA

COUNTY OF MARICOPA

On 4/24/11, before me, a Notary Public in the state of Arizona, personally appeared Robin D. Bryant, 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.



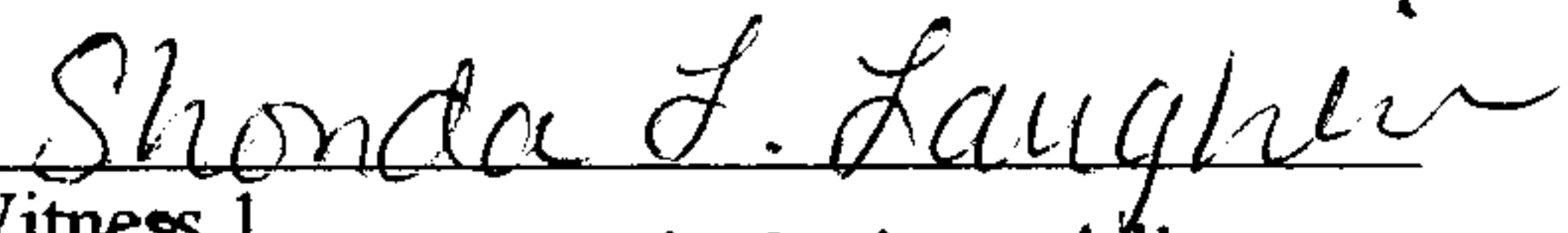
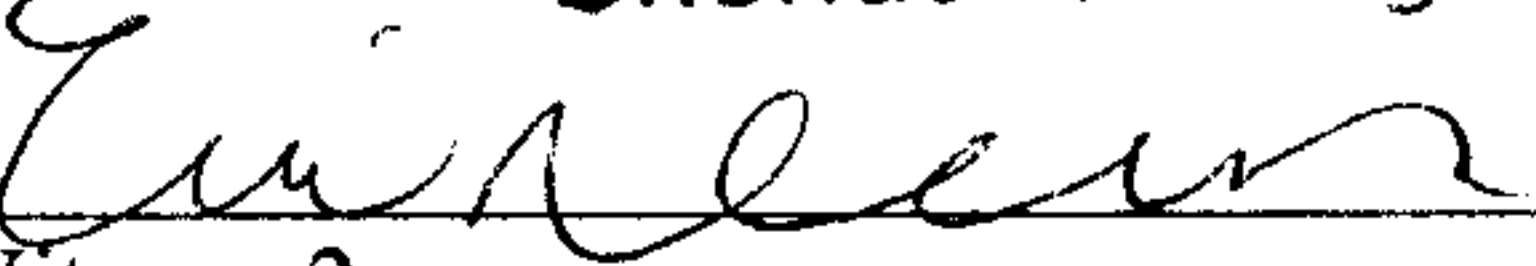
WITNESS my hand and official seal.

Michael Salen, Notary public
My Commission Expires: 3/27/12

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


Stephanie Rodgers, Authorized Agent


Witness 1 Shonda L. Laughlin

Witness 2 Erin Nelson

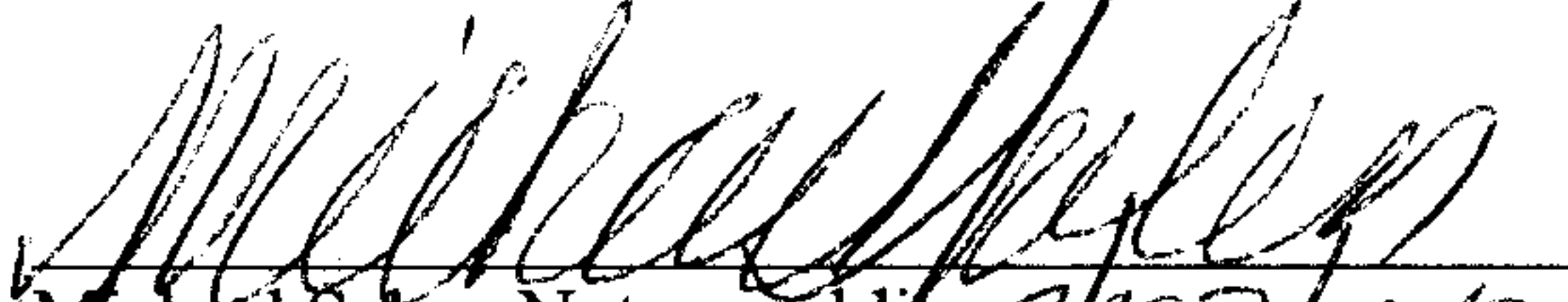
STATE OF ARIZONA

COUNTY OF MARICOPA

On 1/27/11, before me, a Notary Public in the state of Arizona, personally appeared Stephanie Rodgers, 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.


Michael Salen, Notary public
My Commission Expires: 3/27/12

This instrument was prepared by:
Stephanie Rodgers/Green Tree Servicing
7360 S. Kyrene Rd., T316
Tempe, AZ 85283