


STATE OF ALABAMA  
COUNTY OF SHELBY

  
20111020000311850 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/20/2011 10:14:01 AM FILED/CERT

**SUBORDINATION AGREEMENT**

WHEREAS, on February 23, 2006, **CATHERINE S. GOODWIN and JAMES GOODWIN, wife and husband**, executed a Mortgage in the amount of Forty-One Thousand Five Hundred Seventy-Two and 00/100 (\$41,572.00) Dollars to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, a Delaware Corporation, acting solely as nominee for **COUNTRYWIDE BANK, N.A.**, which is recorded in Instrument Number 20060308000110080 of the records in the Office of the Judge of Probate Court of Shelby County, Alabama, in and to the following real property located in the County of Shelby, State of Alabama:

**LOT 320, ACCORDING TO THE SURVEY OF HADDINGTON PARC AT BALLANTRAE, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

and

WHEREAS, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)** has agreed to subordinate the lien of the above described mortgage to that certain Mortgage in and to said property executed by **CATHERINE S. GOODWIN and JAMES GOODWIN, wife and husband**, in the amount of Two Hundred Twenty-Six Thousand and 00/100 (\$226,000.00) Dollars to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)** acting solely as nominee for **COUNTRYWIDE BANK, FSB**, which is recorded in Instrument #20080325000120380 of said Shelby County Records and which was subsequently assigned to **BANK OF AMERICA, N.A.** by Instrument #2011081200023880 of said Shelby County Records.

WITNESSETH:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, FOR VALUE RECEIVED, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)** being the holder of that certain mortgage made by **CATHERINE S. GOODWIN and JAMES GOODWIN** in the amount of Forty-One Thousand Five Hundred Seventy-Two and 00/100 (\$41,572) Dollars to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, dated February 23, 2006 and recorded on March 8, 2006 in Instrument Number 20060308000110080 of the Shelby County Probate Court records, does hereby subordinate said mortgage to the mortgage executed by **CATHERINE S. GOODWIN and JAMES GOODWIN**, in the principal amount of Two Hundred Twenty-Six Thousand and 00/100 (\$226,000.00) Dollars to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)** a Delaware Corporation, acting solely as nominee for **COUNTRYWIDE BANK, PSB**, which is recorded in Instrument #20080325000120380 of said Shelby County Records and which was subsequently assigned to **BANK OF AMERICA, N.A.** by Instrument # 2011081200023880 of said Shelby County Records.

IN WITNESS WHEREOF, the undersigned has caused these presents to be  
executed by its duly authorized officer on this the 12th day of October, 2011.

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. (MERS), acting solely as  
Nominee for Countrywide Bank, N.A.**

By: *Laura M. Pirritano*  
Its: Assistant Secretary

STATE OF New York  
COUNTY OF Erie

I, the undersigned authority in and for said State and County, hereby certify that  
Laura M. Pirritano, whose name as  
Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. (MERS)** is signed to the foregoing instrument and who is known to  
me, acknowledged before me on this day that, being informed of the contents of said  
instrument, he/she, as such Assistant Secretary and with full authority, executed  
the same for and as the act of said corporation on the day the same bears date.

Given under my hand and notarial seal on this the 12th day of October, 2011.

*Jennie K. Tabone*

NOTARY PUBLIC, State at Large  
My Commission

Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:

Beth McFadden Rouse  
McFadden, Lyon & Rouse, L.L.C.  
718 Downtowner Boulevard  
Shelby, Alabama 36609  
(251) 342-9172