

7302663752

WHEN RECORDED MAIL TO:

GMAC Mortgage , LLC

1100 Virginia Dr.
Fort Washington, PA 19034
Prepared by: Latasha Cotton

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made September 27, 2011, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration Systems Inc.**

W I T N E S S E T H:

THAT WHEREAS Michael Woods Busby and Brenda D. Busby, residing at 139 Cedar Cove Drive, Pelham, AL 35124, did execute a Mortgage dated 5/5/04 to **Mortgage Electronic Registration Systems Inc** covering:

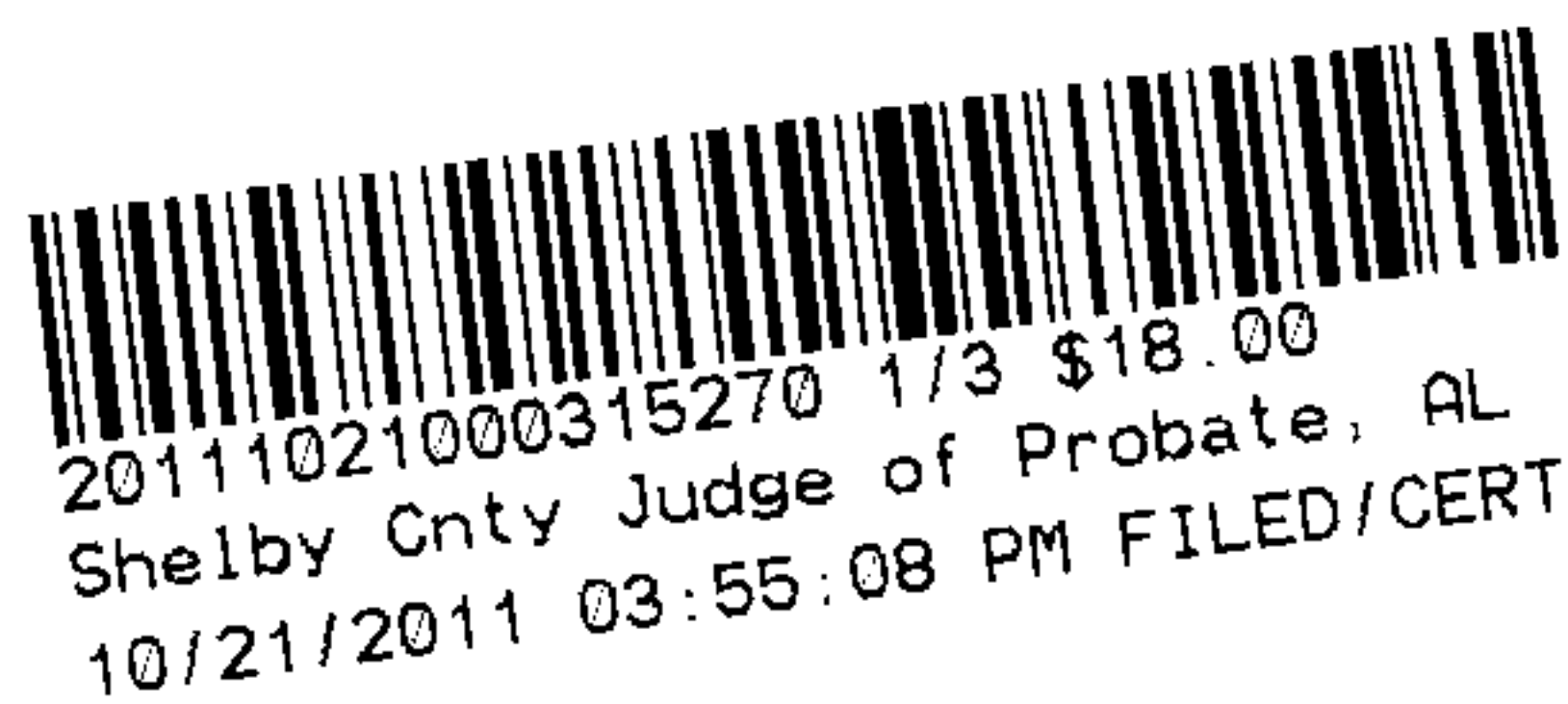
SEE ATTACHED

To Secure a Note in the sum of \$54,700.00 dated 5/5/04 in favor of **Mortgage Electronic Registration Systems Inc**, which Mortgage was recorded 5/14/04 as Instr# 2004-0514000254770.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of (not to exceed)\$131,350.00 dated _____ in favor of **JP Morgan Chase Bank, N.A.**, 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:



(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: *Patricia Karpowicz*
Patricia Karpowicz

Title: Vice President

Attest: *Marnessa Birckett*
Marnessa Birckett

Title: Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

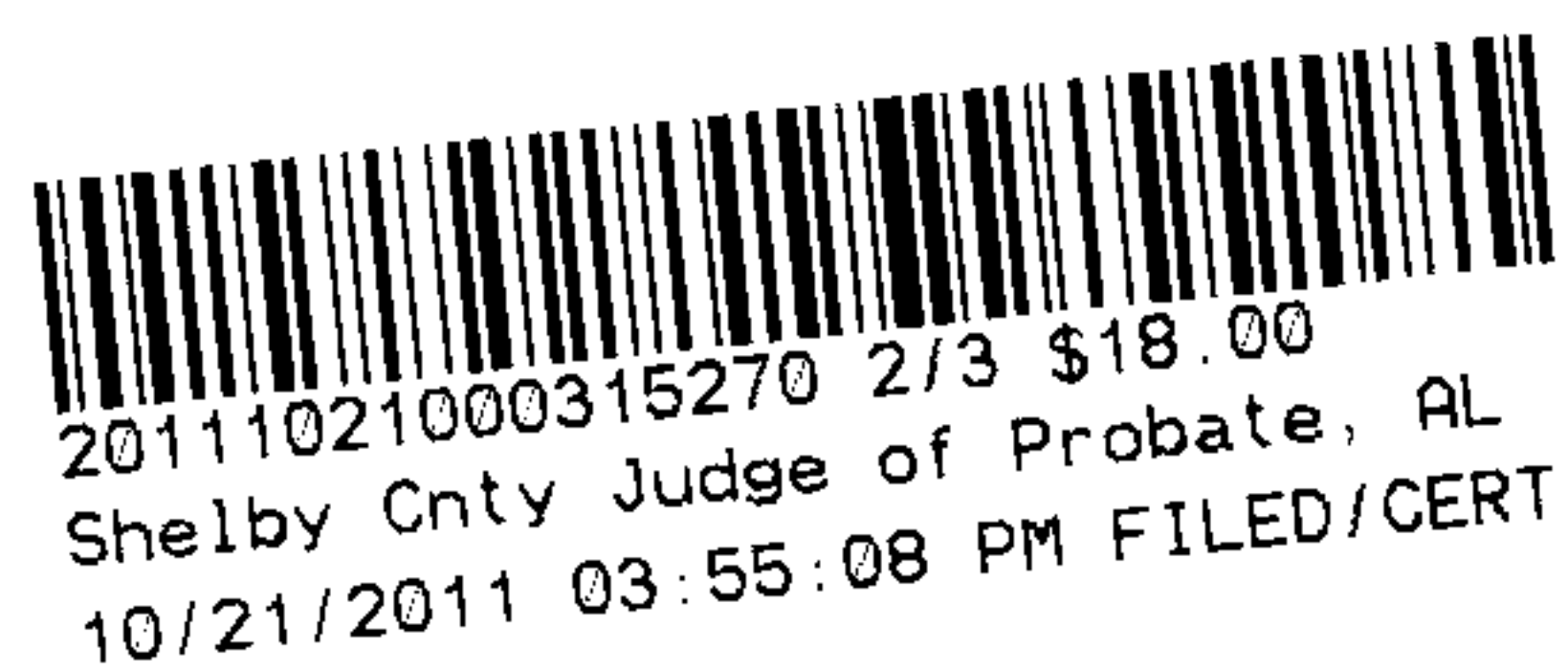
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:SS
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On 9/27/11, before me Tamika Scott, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Karpowicz personally known to me (or proved to me on the basis 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



COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Tamika Scott, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 27, 2014

Member, Pennsylvania Association of Notaries

Exhibit "A"

Legal Description

ALL THAT PARCEL OF LAND IN CITY OF PELHAM, SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS LOT 9 ACCORDING TO THE SURVEY OF CEDAR COVE PHASE IV AS RECORDED IN MAP BOOK 15 PAGE 28 IN THE PROBATE OFFICE OF SHELBY COUNTY, STATE OF ALABAMA.

COMMONLY KNOWN AS: 139 CEDAR COVE DR, PELHAM, AL-35124.

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL WOODS BUSBY AND BRENDA D. BUSBY, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP BY FEE SIMPLE DEED FROM MARK C. VIZZINA, UNMARRIED AS SET FORTH IN INST # 199627853 DATED 08/12/1996 AND RECORDED 08/26/1996, SHELBY COUNTY RECORDS, STATE OF ALABAMA.

Tax ID: 13-6-14-1-001-004.016

