

Return To: 13794896
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made March 27, 2012, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration Systems, Inc., ('MERS')**

WITNESSETH:

THAT WHEREAS DONNA GOTHARD SMELCER and ROBERT J SMELCER, residing at **201 CORAL CIRCLE, ALABASTER, AL 35007**, did execute a Mortgage dated **August 6, 2004** to **Mortgage Electronic Registration Systems, Inc., ('MERS')**, covering:

SEE ATTACHED

To Secure a Note in the sum of **\$45,000.00** dated **August 6, 2004** in favor of **Mortgage Electronic Registration Systems, Inc., ('MERS')**, which Mortgage was recorded **August 23, 2004** as **Instrument 20040823000470490**, County of **SHELBY**.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of (Not to exceed) **\$83,900.00** dated 5-9-12 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., ('MERS')** 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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Shelby Cnty Judge of Probate, AL
05/15/2012 11:39:05 AM FILED/CERT

(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., ('MERS')** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage first above mentioned.

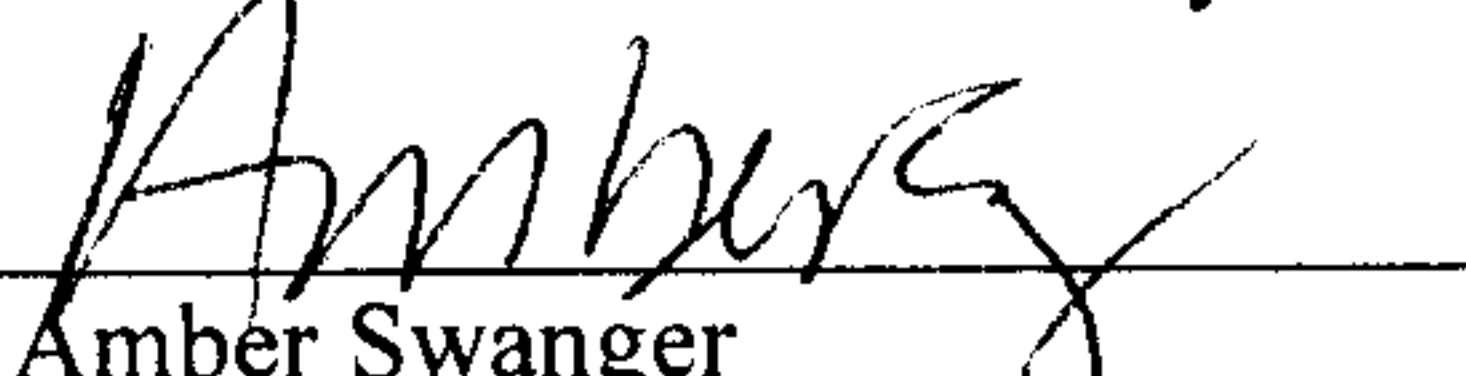
(2) Nothing herein contained shall affect the validity or enforceability of **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

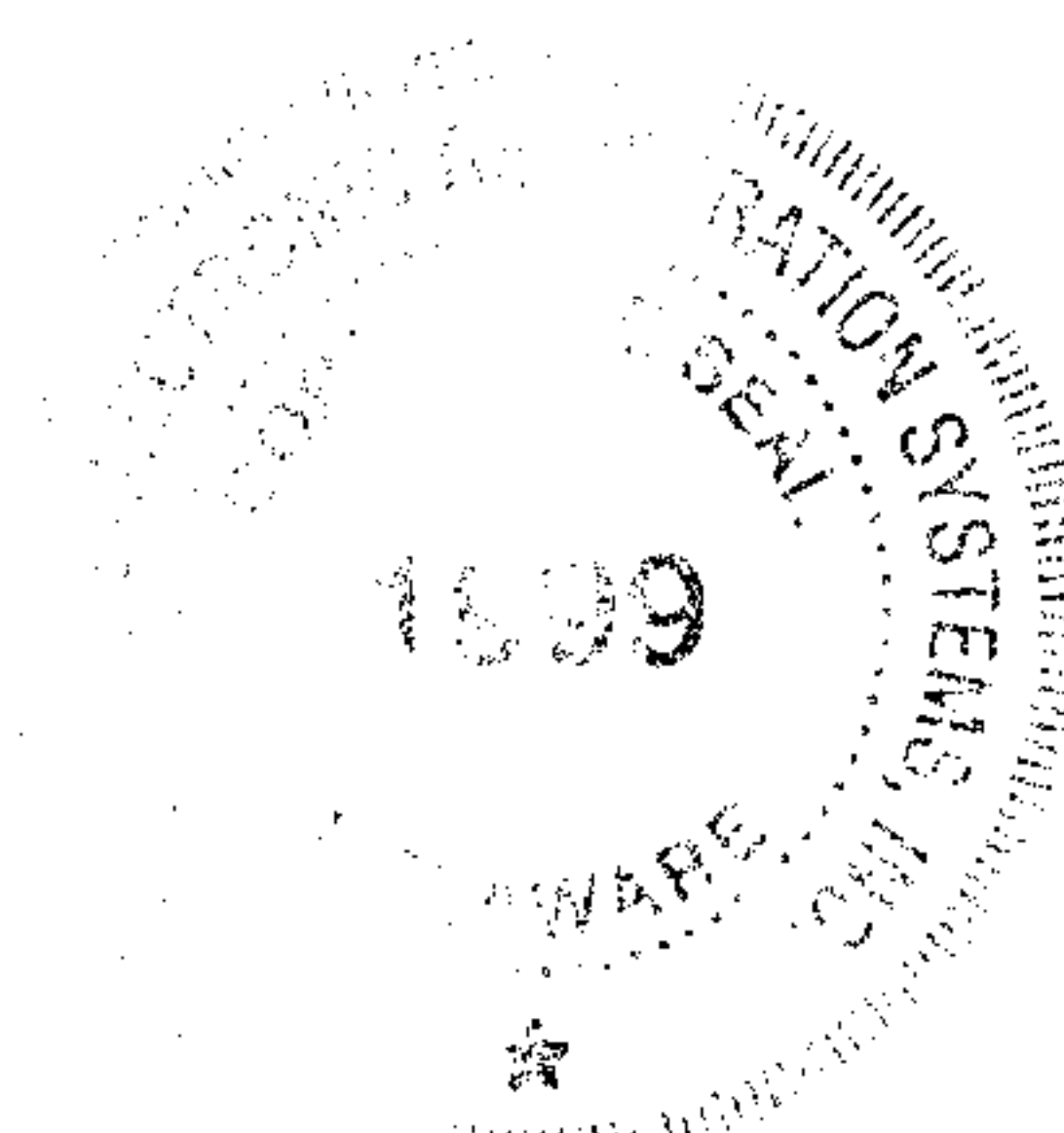
Mortgage Electronic Registration Systems, Inc., ('MERS')

By: 
Jill Bohlken

Title: Assistant Secretary

Attest: 
Amber Swanger

Title: Assistant Secretary



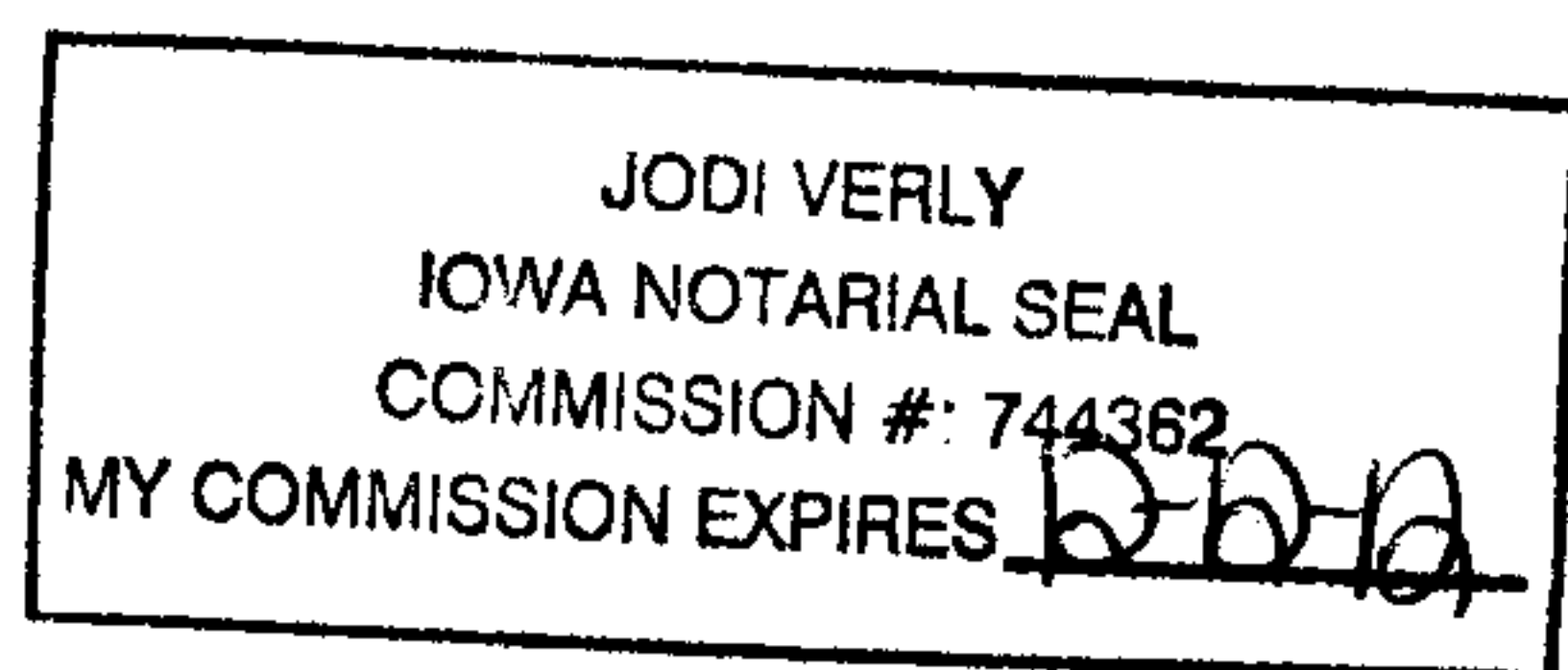
STATE OF IOWA

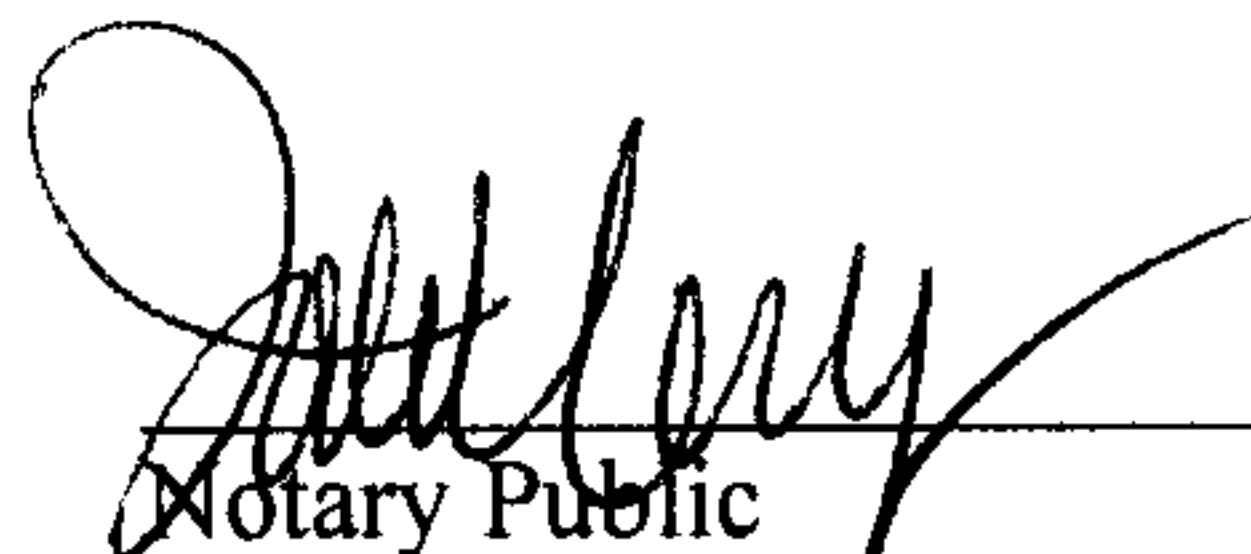
COUNTY OF BLACK HAWK

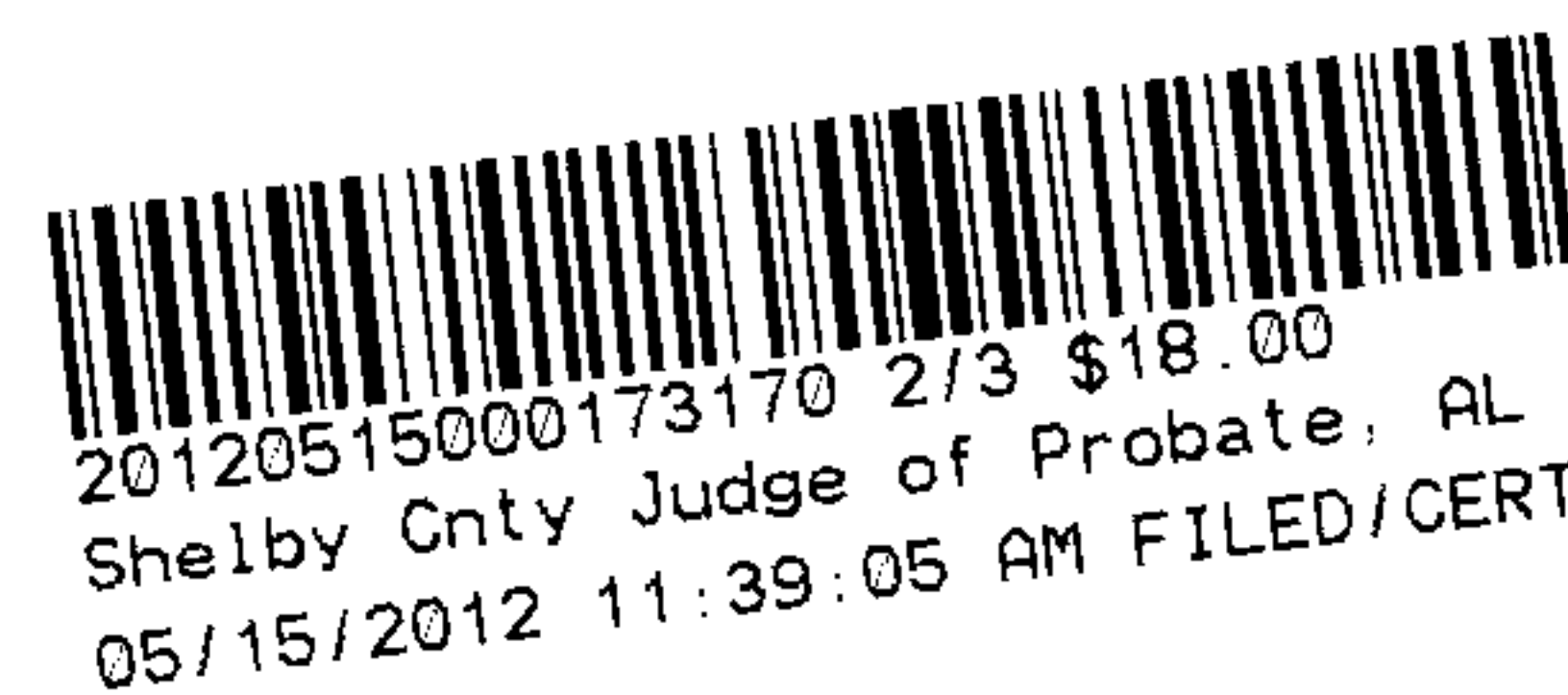
ss:

On March 27, 2012, before me **Jodi Verly**, a notary public in and for the said county, personally appeared Jill Bohlken known to me to be an **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS')** and Amber Swanger known to me to be an **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS')**, Solely Defined As Nominee For The Lender, GMAC Mortgage, LLC, the Limited Liability Company that executed the within instrumental also known to me (or proved to me on the basis of satisfactory evidence to be the person who executed the with instrument, behalf of the Limited Liability Company herein named and acknowledged to me that such Limited Liability Company executed the same.

WITNESS my hand and notarial seal.




Notary Public



Order No.: **13794896**
Loan No.: 1958887429

Exhibit A

The following described property:

Lot 50, Block 2, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9 Page 98 in the Office of the Probate Judge Shelby County, Alabama.

Assessor's Parcel No: 232034001046123



20120515000173170 3/3 \$18.00
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