

7304887953

*Subordination Agreement
being re-recorded to
Attach Exhibit A and to
correct Mortgage Amount.

WHEN RECORDED MAIL TO:

GMAC Mortgage, LLC

1100 Virginia Dr.
Fort Washington, PA 19034
Prepared by: Tamika Scott

20120328000105930 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/28/2012 11:22:32 AM FILED/CERT

20120606000198530 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/06/2012 10:57:12 AM FILED/CERT

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made December 13, 2011, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.**

WITNESSETH:

THAT WHEREAS Christopher Love and Sarah Love a married couple, residing at 5532 Heath Row Drive Birmingham AL 35242, did execute a Mortgage dated 3/8/06 to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 38,385.00 dated 3/8/06 in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC**, which Mortgage was recorded 3/17/06 as Volume 20060317000124260.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of ~~\$193,000.00~~ \$192,000.00 dated 12-30-11 in favor of **Wells Fargo Home Mortgage**, 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:

20120606000198530 2/3 \$19.00
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(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: *Trina Jackson*
Trina Jackson
By: *Kim Johnson*
Kim Johnson
By: *Trina Jackson*
Trina Jackson
By: *Kim Johnson*
Kim Johnson

By: *Marnessa Birckett*
Marnessa Birckett
Title: Vice President
Attest: *Erica Lugo*
Erica Lugo
Title: Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA

:
:SS
:

COUNTY OF MONTGOMERY

On 12/13/11, before me **Tamika Scott**, the undersigned, a Notary Public in and for said County and State, personally appeared Marnessa Birckett personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President, and Erica Lugo 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


20120606000198530 3/3 \$19.00
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File No.: 307511

EXHIBIT A

Lot 19, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.