

8687076687

~~WHEN RECORDED MAIL TO:~~

20120712000248640 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/12/2012 12:55:49 PM FILED/CERT

GMAC Mortgage, LLC

3451 Hammond Ave.

Waterloo IA 50702

Prepared by: Jeff Uden

7403532

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made June 7, 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 ERIC E. GARRETT and ESSIE P. GARRETT, residing at **199 ESSEX DRIVE, STERRETT, AL 35147-7005**, did execute a Mortgage dated **May 15, 2008** to **Mortgage Electronic Registration Systems, Inc., ('MERS')**, covering:

SEE ATTACHED

To Secure a Note in the sum of **\$65,000.00** dated **May 15, 2008** in favor of **Mortgage Electronic Registration Systems, Inc., ('MERS')**, which Mortgage was recorded **June 4, 2008** as **Instrument No. 20080604000226870**, County of **SHELBY**.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of (Not to exceed) **\$198,227.00** dated 6/25/12 in favor of **Ally Bank**, 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:

(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.

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



By: [Signature]
Jami M. Beranek

Title: Assistant Secretary

Attest: [Signature]
Jenny Brouwer

Title: Assistant Secretary

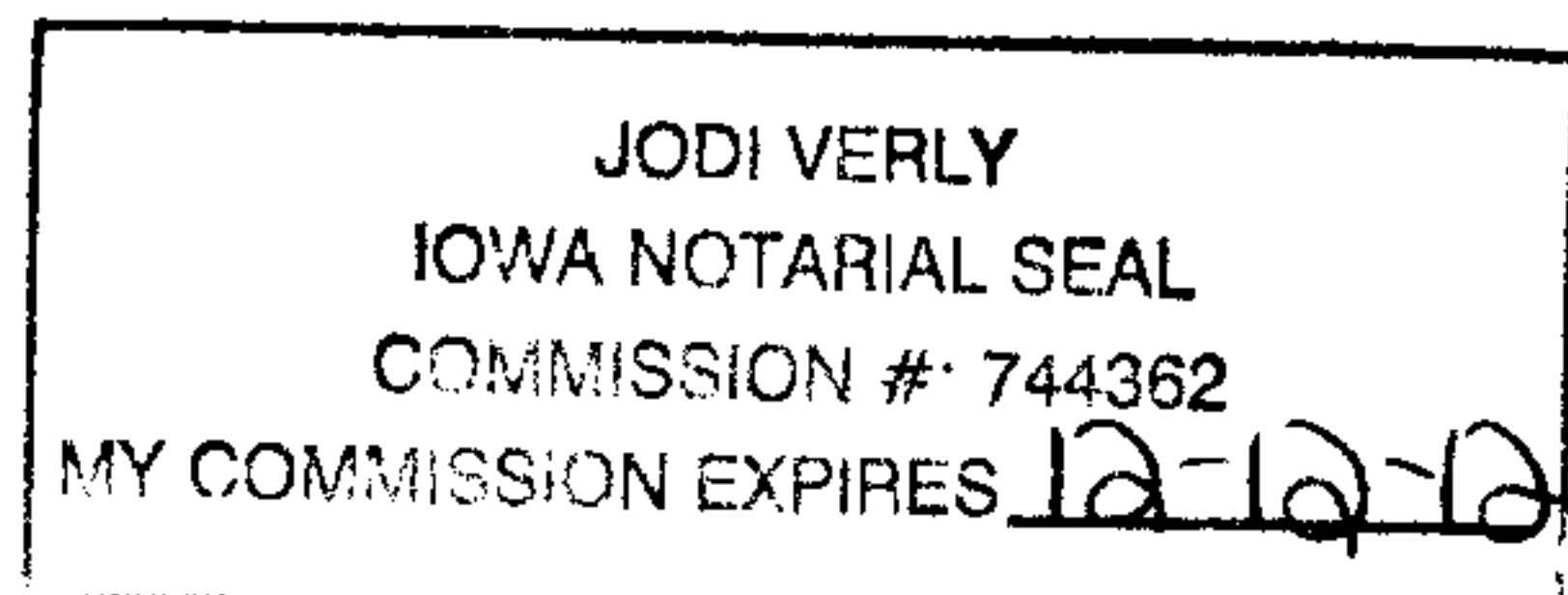
STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On June 7, 2012, before me **Jodi Verly**, a notary public in and for the said county, personally appeared **Jami M. Beranek** known to me to be an **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS')** and **Jenny Brouwer** 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.



[Signature]
Notary Public
Jodi Verly

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3301 (01/08)
Short Form Commitment
Super Eagle on Demand (Super

ORDER NO: 45139037
FILE NO: 7403532
LENDER REF: 000687980403

Exhibit "A"

The land referred to in this policy is situated in the State of AL, County of Shelby, and described as follows:

A PARCEL OF LAND SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, WITH A STREET LOCATION ADDRESS OF 199 ESSEX DR; STERRETT, AL 35147-7005 CURRENTLY OWNED BY ERIC E GARRETT AND ESSIE P GARRETT HAVING A TAX IDENTIFICATION NUMBER OF 09-5-21-0-000-001-126 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 275520.

APN: 09-5-21-0-000-001-126

 GARRETT
45314177

AL

FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



*WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*


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