  
20120730000274600 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/30/2012 12:25:18 PM FILED/CERT

Return To: **14105267**  
LSI-LPS  
East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

This instrument was prepared by:  
Green Tree Servicing LLC

Green Tree Servicing LLC  
Mortgage Amendments Department  
7360 South Kyrene Road T316  
Tempe, AZ 85283

### SUBORDINATION OF MORTGAGE

Acct# 89729074

MERS Phone 1-888-679-6377  
MIN# 100133700027385080

**Subordination Agreement is null and void if: Not recorded within 90 days of acknowledgment date, corrections or changes are made or aforementioned subordination conditions are not met.**

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Countrywide Bank, FSB., and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$125,000.00 dated December 19<sup>th</sup>, 2007 and recorded December 26<sup>th</sup>, 2007, as Instrument No. 20071226000576990, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

**\* RECORD CONCURRENTLY HERewith.**  
Property Description:

**Lot 1, according to the survey of Paradise Point, Sector Two, as recorded in Map Book 11, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.**

**ASSESSOR'S PARCEL NO: 301010001001005**

Property Address: 809 Paradise Point Drive, Columbiana, Alabama 35051

WHEREAS, Green Tree Servicing LLC is the investor, hereinafter referred to as "Investor," for the note that is secured by the Existing Mortgage;

WHEREAS, Ben Wallace a/k/a Ben T. Wallace And Susan R. Wallace, Husband And Wife, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

WHEREAS, it is necessary that the new lien to Wells Fargo Bank, N.A., its successors and/or assigns, which secures a note in the amount not to exceed Two Hundred Nine Thousand and Five Hundred Fifty Dollars and 00/100 (\$209,550.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question,

WHEREAS, MERS and the Investor are willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage **with the condition that there are no funds from the closing disbursed to the Owners;**

NOW THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, MERS and the Investor hereby subordinate the lien of the Existing Mortgage to the Lien of the New Mortgage conditioned upon the above-referenced provisions, so that the New Mortgage will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Mortgage.

Mortgage Electronic Registration Systems, Inc.

Robin D. Bryant, Assistant Secretary

Witness 1

Erica Guillen

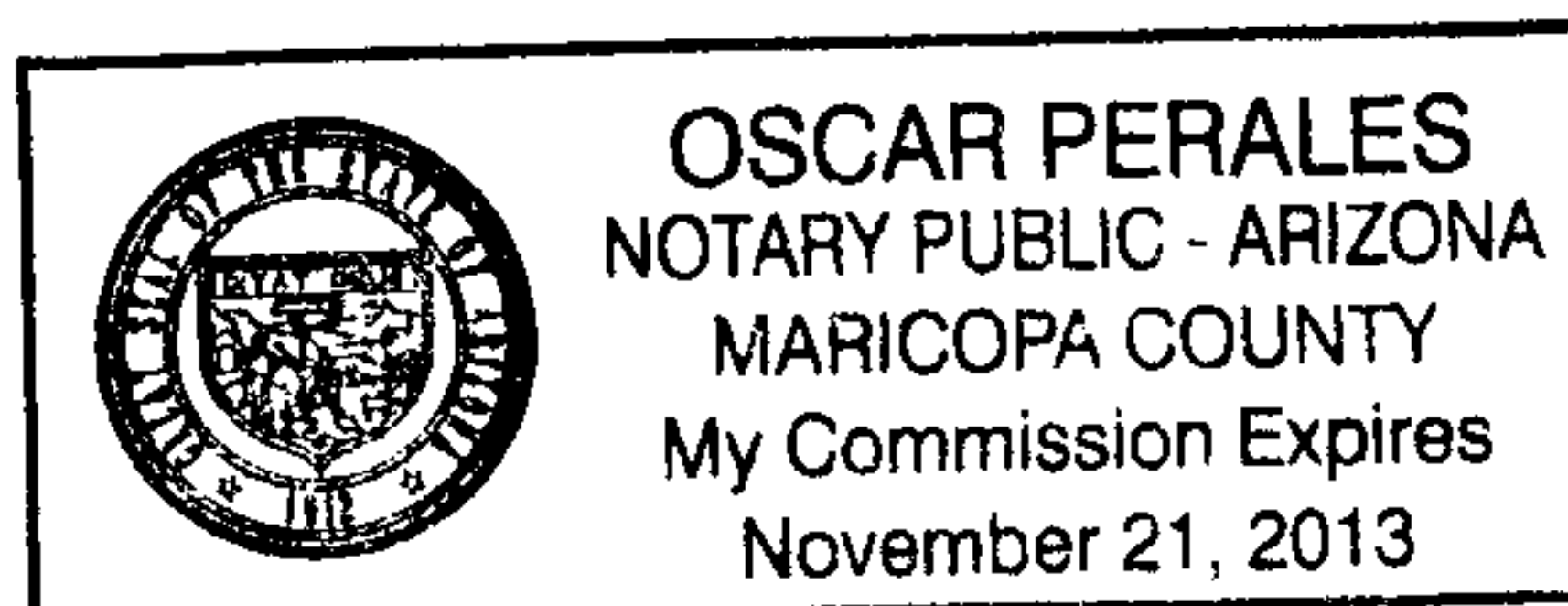
Witness 2

Cindy S. Wright

State of Arizona }  
County of Maricopa } ss.

On the 21 day of JUNE in the year 2012 before me, the undersigned, personally appeared Robin D. Bryant, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.

Notary Signature



Green Tree Servicing LLC

Tricia Reynolds, Assistant Vice President

Witness 1

Erica Guillen

Witness 2

Cindy S. Wright

State of Arizona }  
County of Maricopa } ss.

On the 21 day of June in the year 2012 before me, the undersigned, personally appeared Tricia Reynolds, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.

Notary Signature

