



20120807000290510 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
08/07/2012 02:19:06 PM FILED/CERT

This instrument was prepared by:
Green Tree Servicing LLC

When Recorded return to:
Green Tree Servicing LLC
Mortgage Amendments Department
7360 South Kyrene Road T316
Tempe, AZ 85283

Chicago Title
Servicing Division
4000 Industrial Blvd
Alliquipp, PA 15001

SUBORDINATION OF MORTGAGE

Acct# 89846829

MERS Phone 1-888-679-6377
MIN# 100133700021044188

107431616

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 \$26,000.00 dated April 06, 2007 and recorded April 23, 2007, as Instrument No. 2007042300185840, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

HAVING A TAX IDENTIFICATION NUMBER OF 09-4-20-2-008-019-000A

PARCEL OF LAND LOCATED IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, AND KNOWN AS:

**BEING LOT NUMBER LOT:19 IN NARROWS REACH SEC PH 02 AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN 30-58 OF SHELBY COUNTY RECORDS.
09-4-20-2-008-019-000**

525 REACH DR; BIRMINGHAM, AL 35242-8648

Property Address: 525 Reach DR Birmingham, Alabama 35242-8648

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

WHEREAS, Shawna T Procter, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

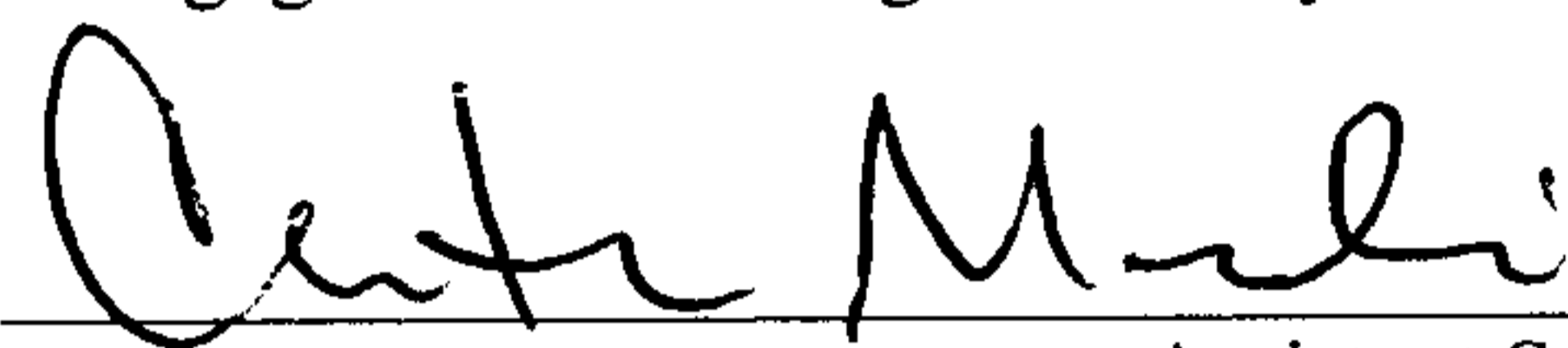
MERS Subordination – Mortgage

WHEREAS, it is necessary that the new lien to Bank of America, N.A., its successors and/or assigns, which secures a note in the amount not to exceed One hundred twenty-eight Thousand Three Hundred Thirty Eight Dollars and 00/100 (\$128,338.00), 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.

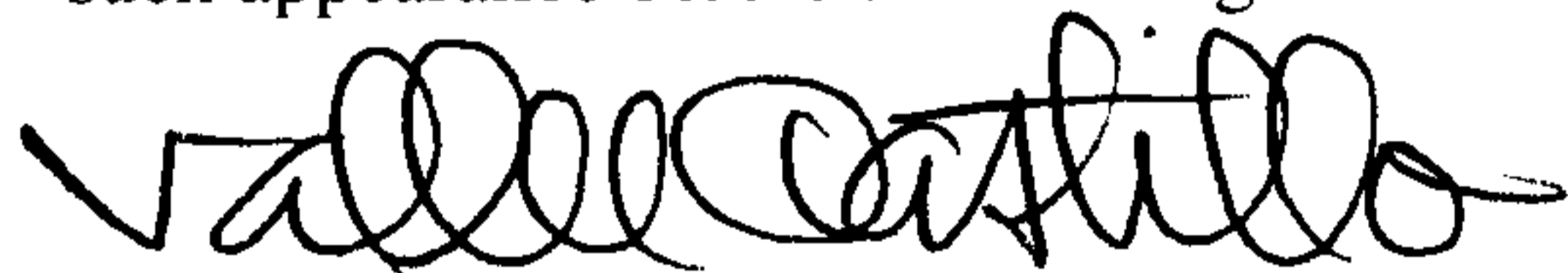


Christian Medina, Assistant Secretary

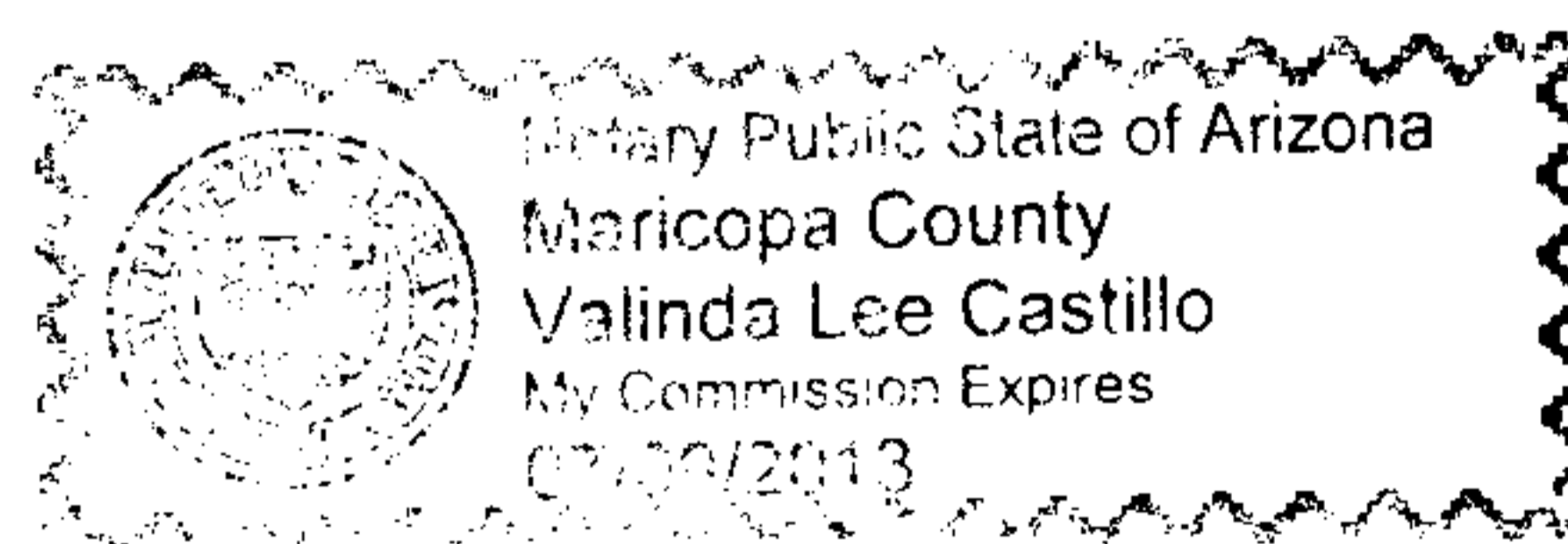
Witness 1 
Erica Guillen
Witness 2 
Kelvan E. Raff

State of Arizona }
County of Maricopa } ss.

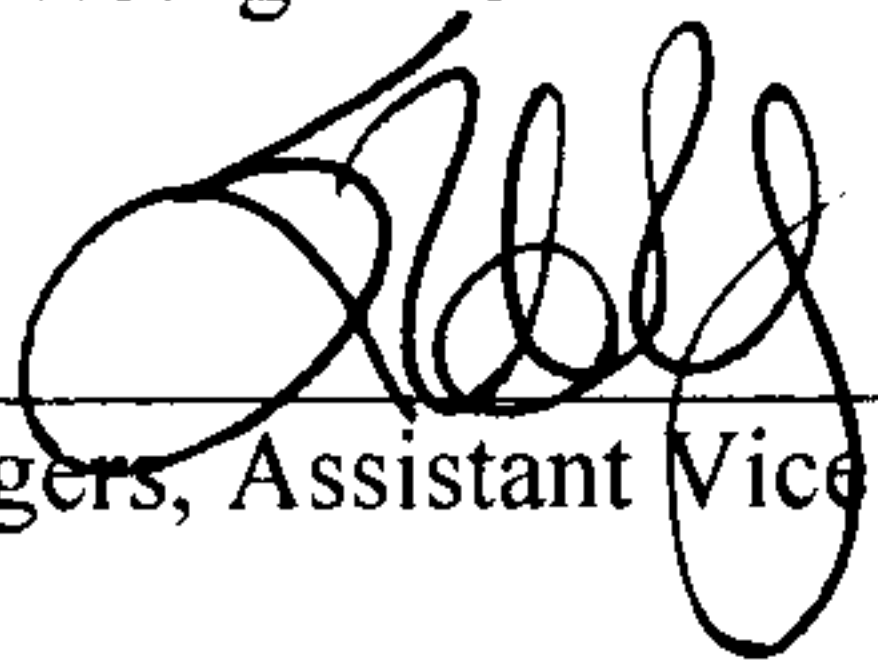
On the 11 day of July in the year 2012 before me, the undersigned, personally appeared Christian Medina, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they 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


Stephanie Rodgers, Assistant Vice President

Witness 1

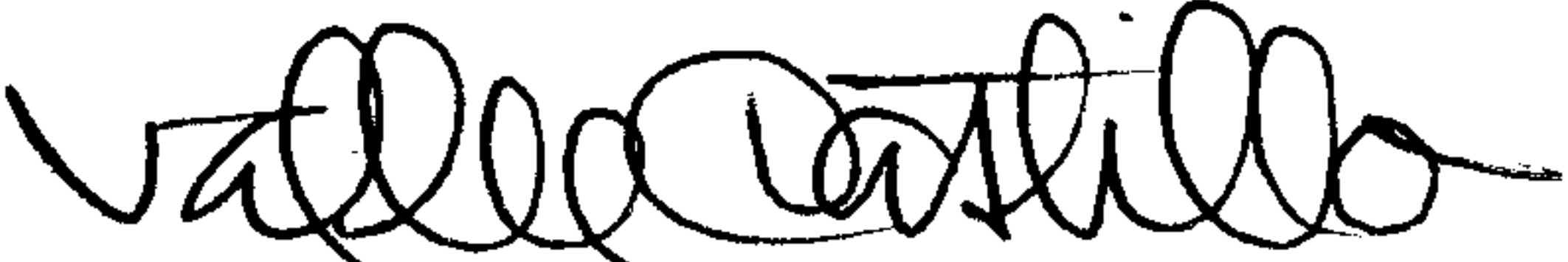

Erica Guillen

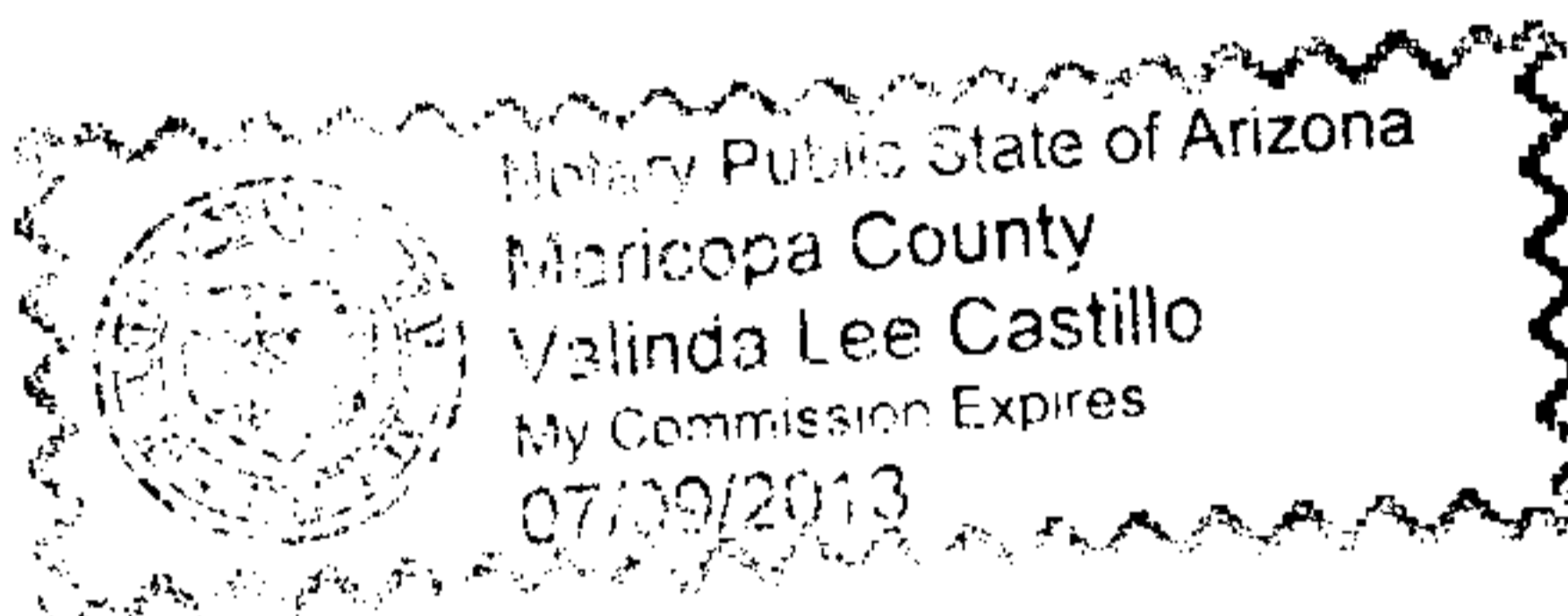
Witness 2


Kelvan E. Raff

State of Arizona }
County of Maricopa } ss.

On the 11 day of July in the year 2012 before me, the undersigned, personally appeared Stephanie Rodgers, 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



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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SHELBY**, STATE OF **ALABAMA** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF BIRMINGHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20030904000-588930, ID# 09-4-20-2-008-019.000, BEING KNOWN AND DESIGNATED AS:

LOT 19 ACCORDING TO THE FINAL RECORD PLAT OF NARROWS REACH SECTOR PHASE 2 AS RECORDED IN MAP BOOK 30 PAGE 58 A AND 58B IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA BEING SITUATED IN SHELBY COUNTY ALABAMA.

MORE COMMONLY KNOWN AS: 525 REACH DRIVE, BIRMINGHAM, AL

BY FEE SIMPLE DEED FROM THE NARROWS II AS SET FORTH IN INST # 20030904000-588930 DATED 08/29/2003 AND RECORDED 09/04/2003, SHELBY COUNTY RECORDS, STATE OF ALABAMA.



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