
20120816000303760 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/16/2012 12:57:07 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

SUBORDINATION OF MORTGAGE

Acct# 89862224

MERS Phone 1-888-679-6377
MIN# 100015700081588663

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 Home Loans, Inc. dba America's Wholesale Lender, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$27,600.00 dated May 15, 2007 and recorded May 18, 2007, as Instrument No. 20070518000232400, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

LOT 62, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 169, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address: 114 Grove Hill Drive, Alabaster, AL 35007

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

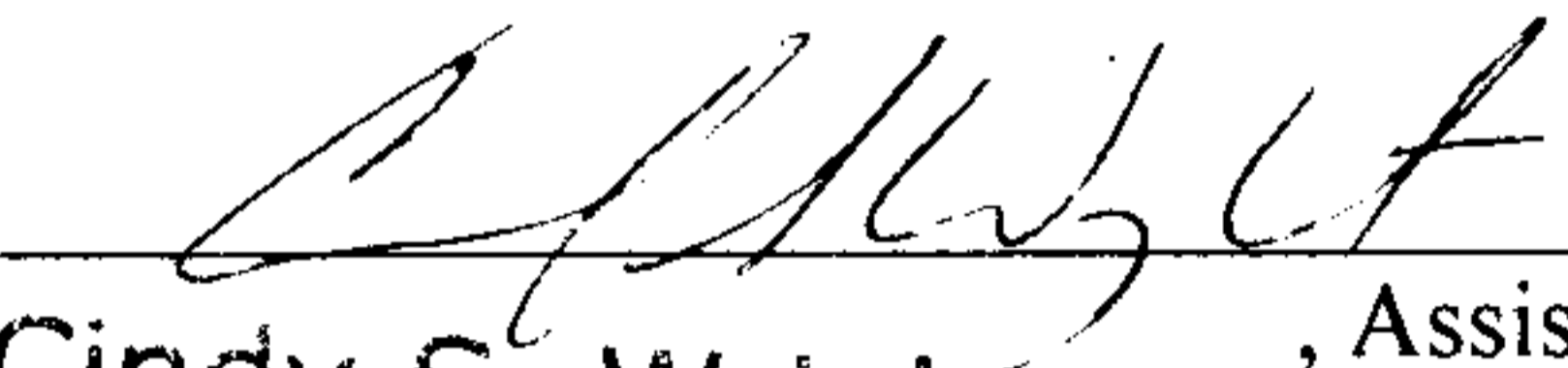
WHEREAS, Jason C Stewart and his wife, Aby L Stewart, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

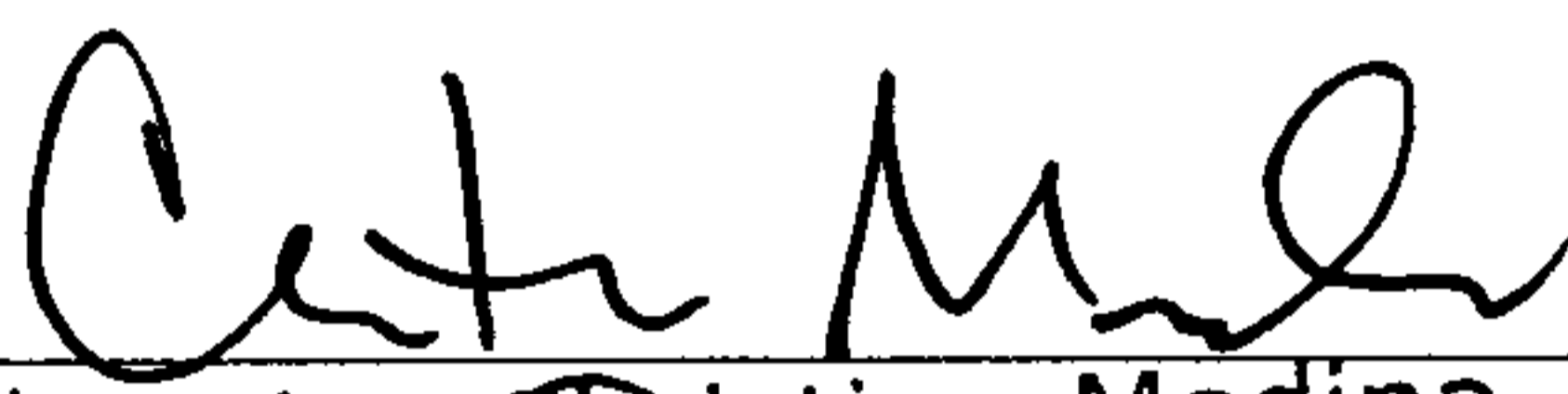

WHEREAS, it is necessary that the new lien to New Penn Financial, LLC, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Thirty-Seven Thousand Two Hundred Dollars and 00/100 (\$137,200.00), hereinafter referred to as "New Mortgage", be a first lien on the premises 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.

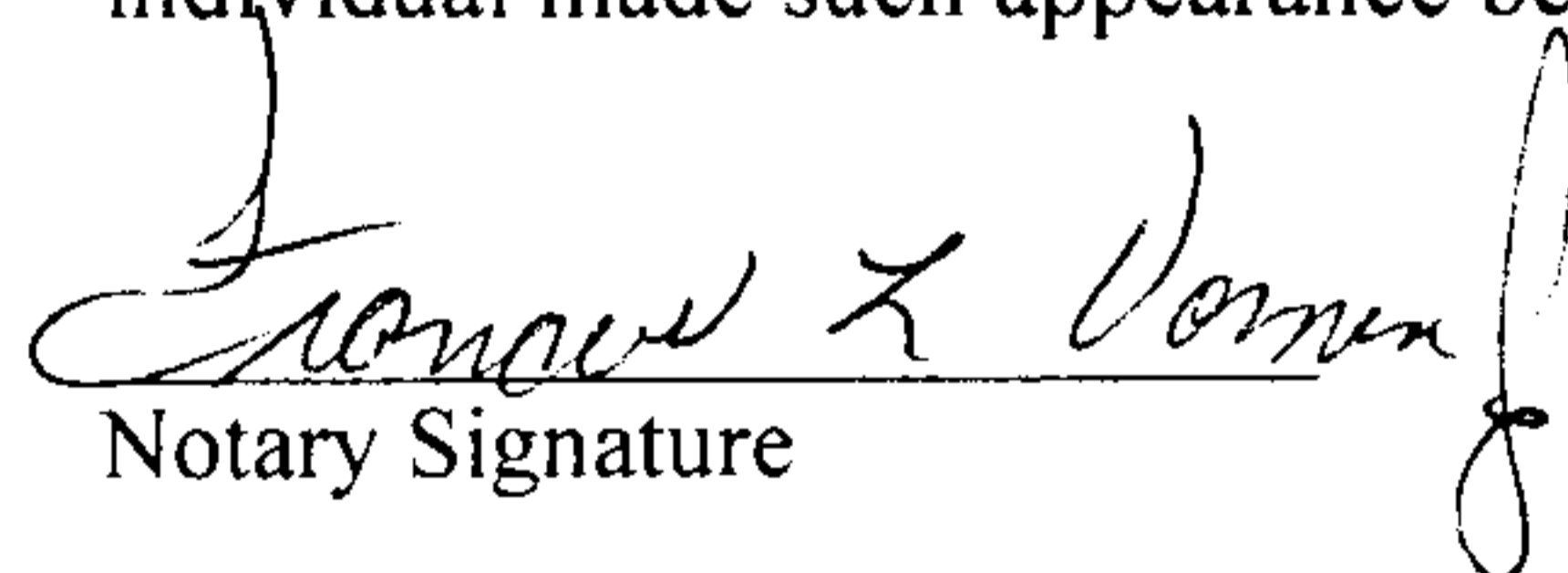
Mortgage Electronic Registration Systems, Inc.

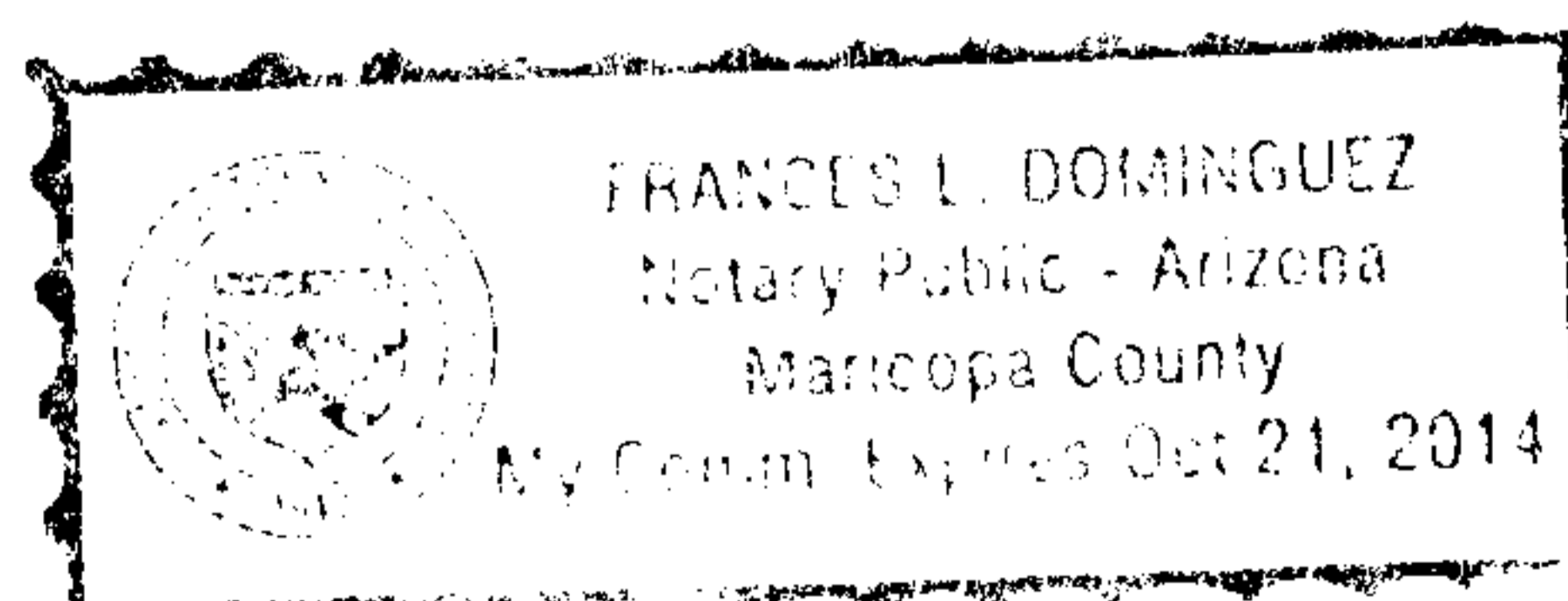

Cindy S. Wright, Assistant Secretary


Witness 1 Christian Medina

Witness 2 Erica Guillen


State of Arizona }
County of Maricopa } ss.



On the 13 day of July in the year 2012 before me, the undersigned, personally appeared Cindy S. Wright, 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



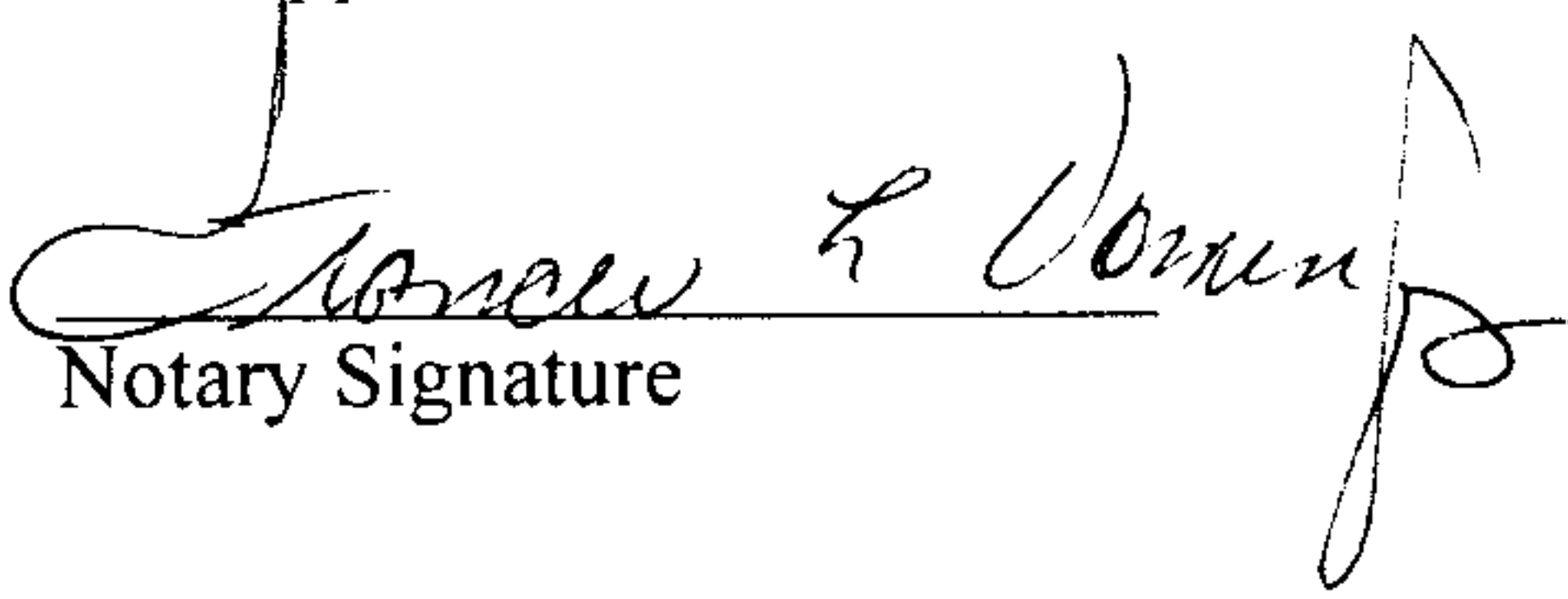
Green Tree Servicing LLC


Stephanie Rodgers, Assistant Vice President


Witness 1 Christian Medina

Witness 2 Erica Guillen

State of Arizona }
County of Maricopa } ss.

On the 13 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

