



20121002000375250 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/02/2012 11:46:25 AM 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# 89834213

MERS Phone 1-888-679-6377
MIN# 100015700080387471

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, Pinnacle Bank, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$21,700.00 dated April 30th, 2007 and recorded May 23rd, 2007, as Instrument No. 20070523000239130, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

**LOT 24, ACCORDING TO THE SURVEY OF SPRING GATE ESTATES,
PHASE TWO, AS RECORDED IN MAP BOOK 20, PAGE 120, IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.**

Property Address: 105 King Charles Way, 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, Glenda R. Bentley, A Married Woman, Kyle T. Bentley, A Married Man, Husband And Wife, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;



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WHEREAS, it is necessary that the new lien to Trustmark National Bank, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Sixty Five Thousand Dollars and 00/100 (\$165,000.00), 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

 Michael Salen
 Witness 2

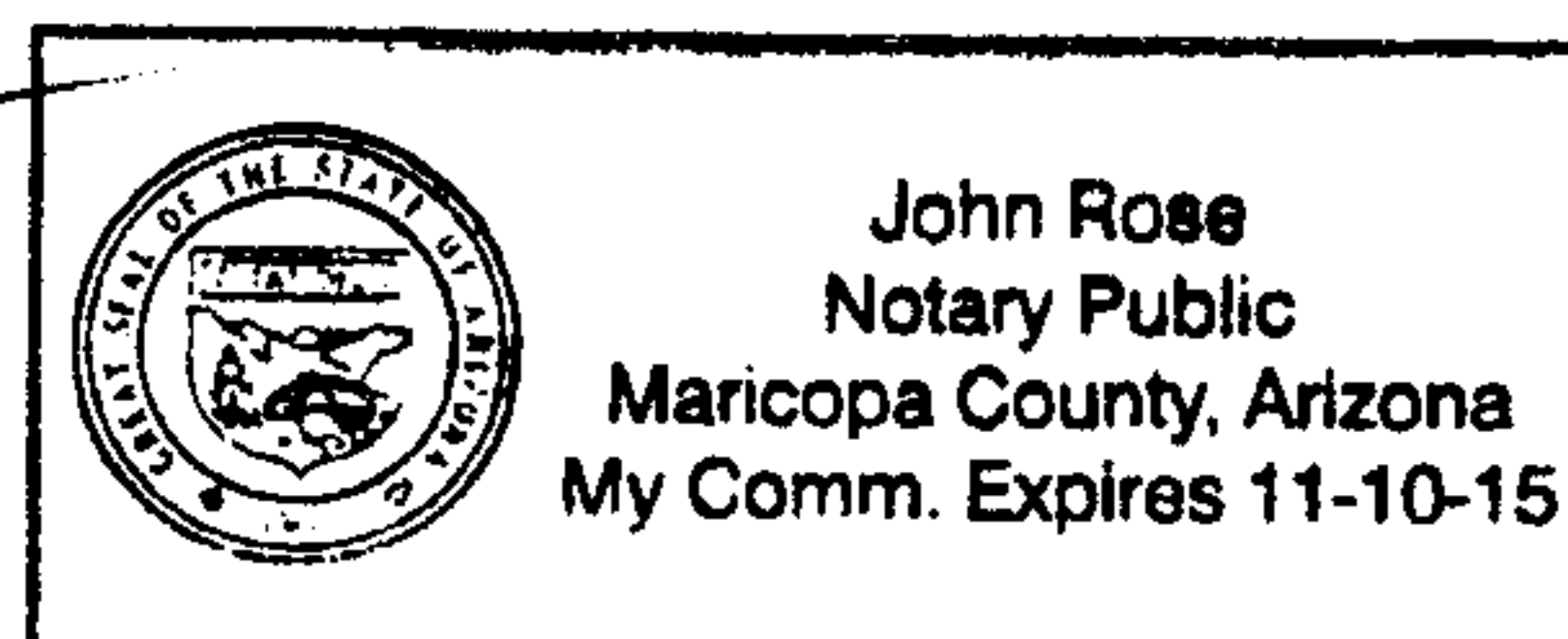
 Erica Guillen

State of Arizona}
 County of Maricopa} ss.

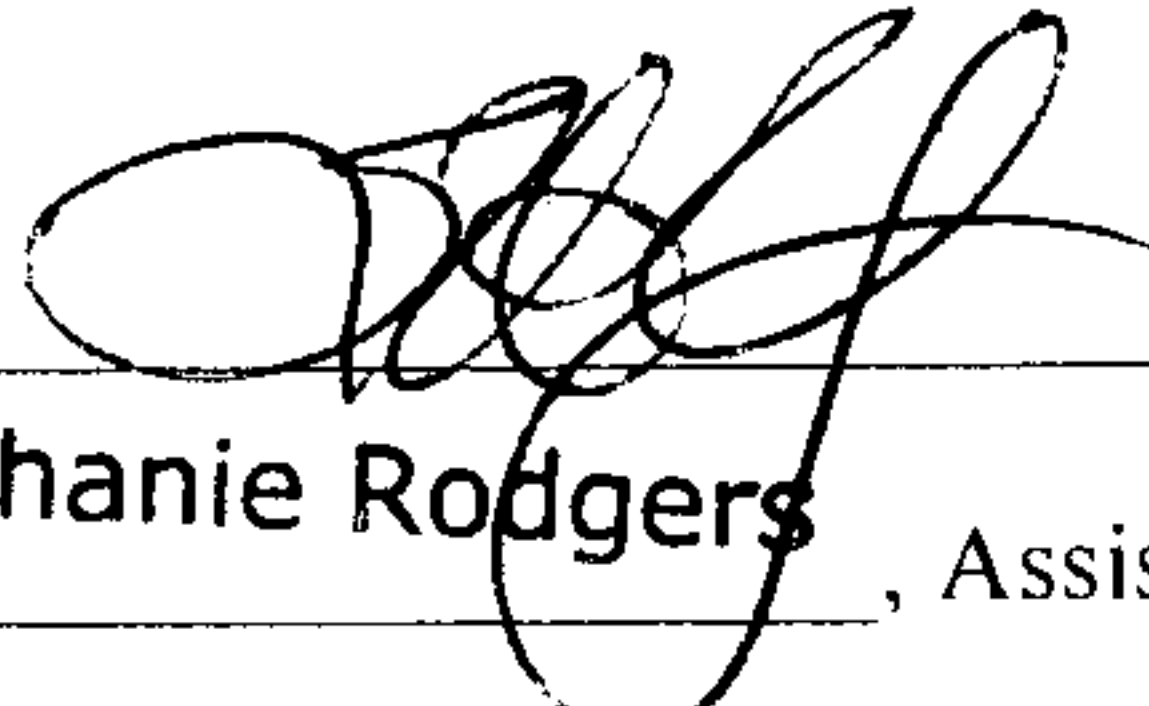
On the 11th day of September in the year 2012 before me, the undersigned, personally appeared

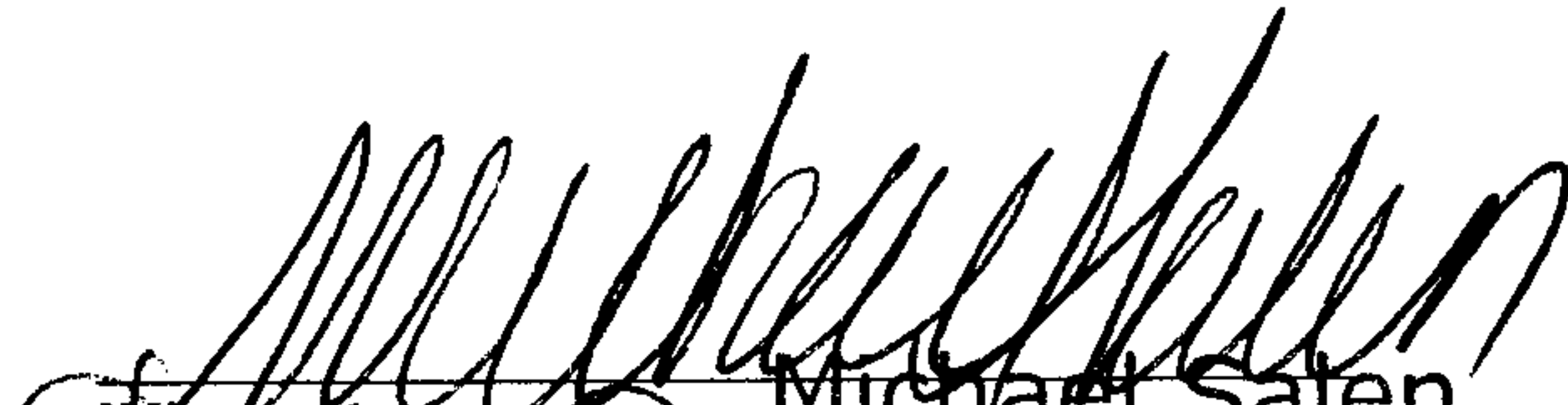

Robin D. Bryant, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) 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

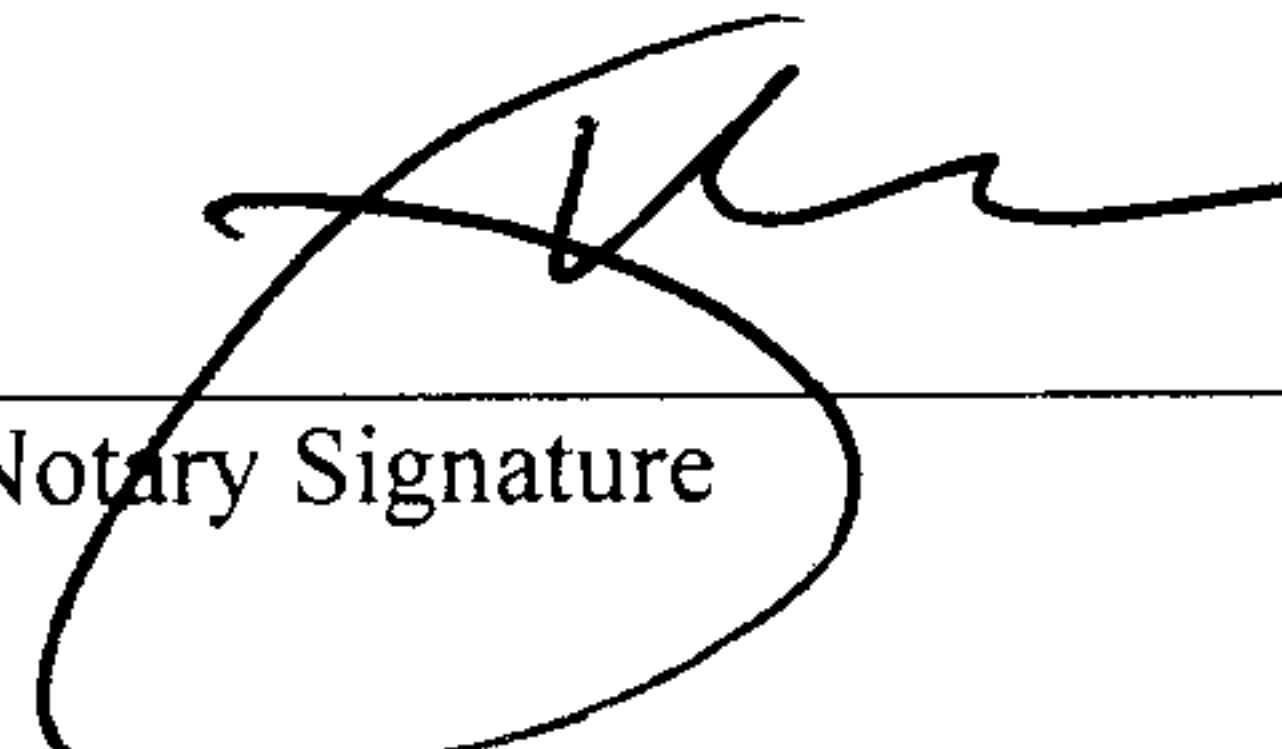

Stephanie Rodgers, Assistant Vice President

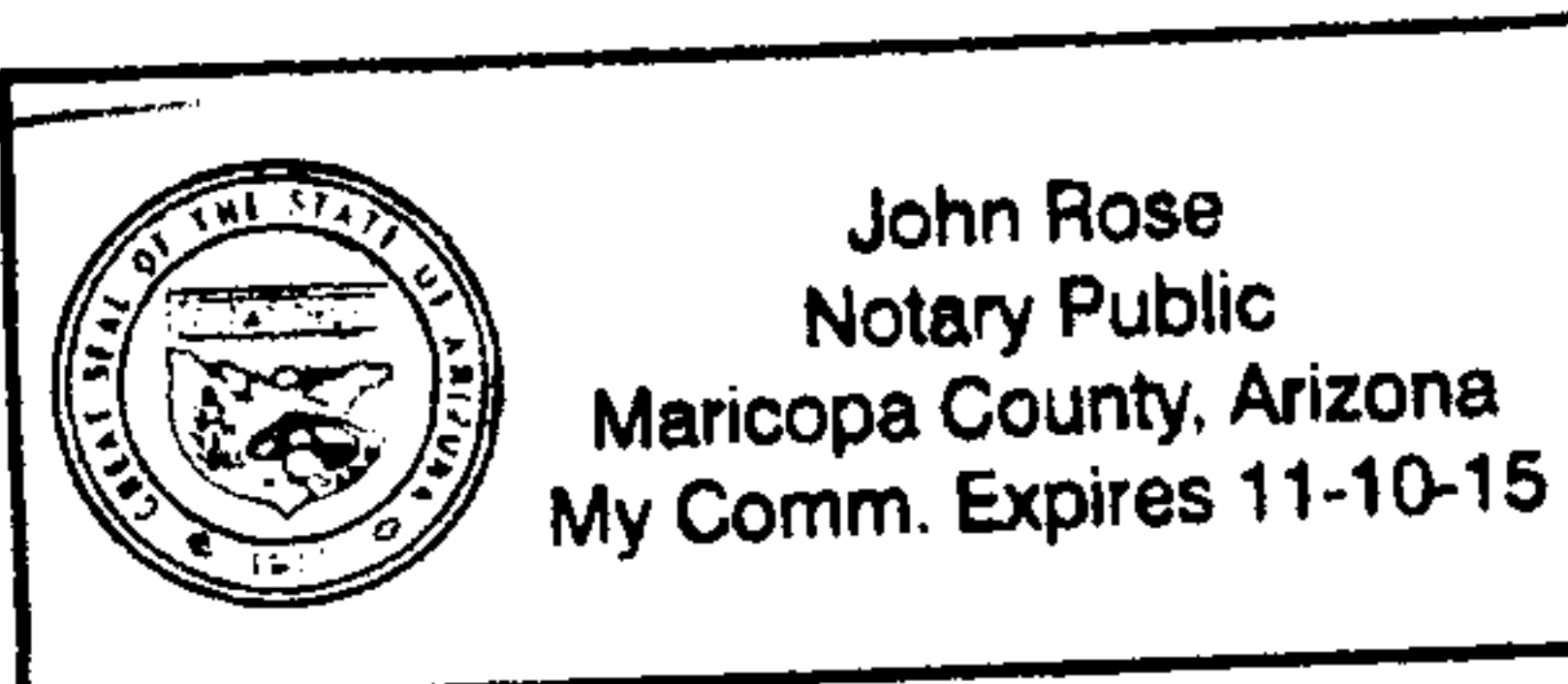

Witness 1 Michael Salen

Witness 2 Erica Guillen

State of Arizona}
County of Maricopa} ss.

On the 11th day of September 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


John Rose
Notary Public
Maricopa County, Arizona
My Comm. Expires 11-10-15