

20121210000471490 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
12/10/2012 11:34:56 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# 68034458

MERS Phone 1-888-679-6377
MIN# 100021278925123213

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, HMSV-USB LENDING, LLC D.B.A. MORTGAGESOUTH, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$31,240.00 dated DECEMBER 22, 2006 and recorded DECEMBER 29, 2006, as Instrument No. 20061229000635520, Book , Page , hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

**LOT 146, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR 1, AS
RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA**

Property Address: 1005 PEARL PLACE, CALERA, Alabama 35040

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

WHEREAS, CARL T. EDWARDS AND HEATHER L. EDWARDS, HUSBAND AND WIFE, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;



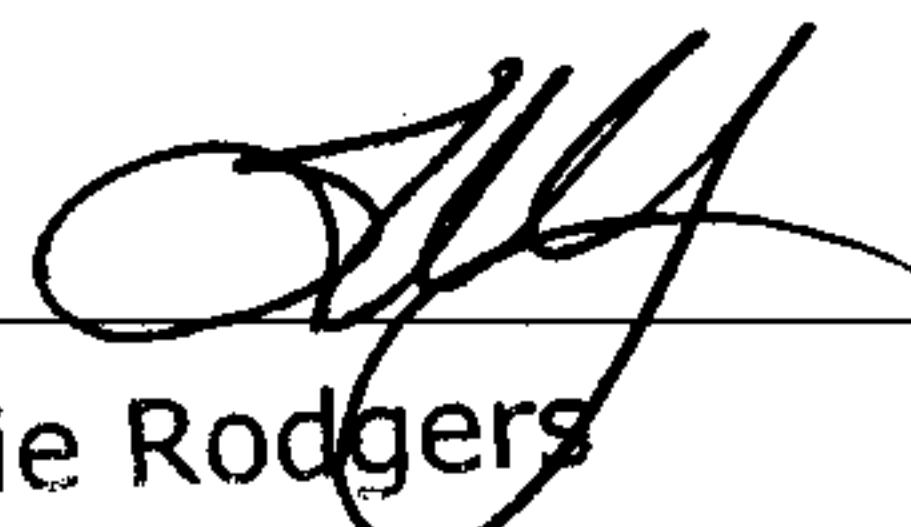
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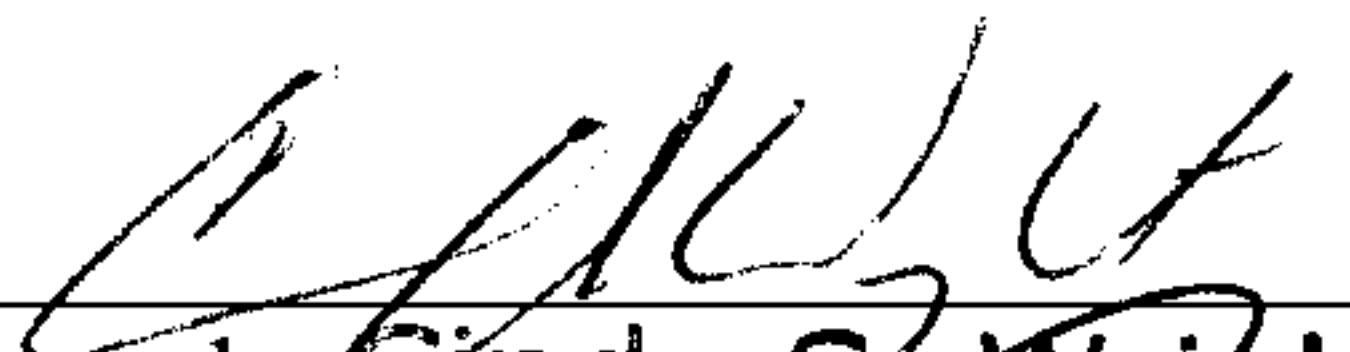
WHEREAS, it is necessary that the new lien to U.S. Bank National Association, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Eighteen Thousand Three Hundred Dollars and 00/100 (\$118,300.00), hereinafter referred to as "New Mortgage", be a first lien on the 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.


Stephanie Rodgers, Assistant Secretary

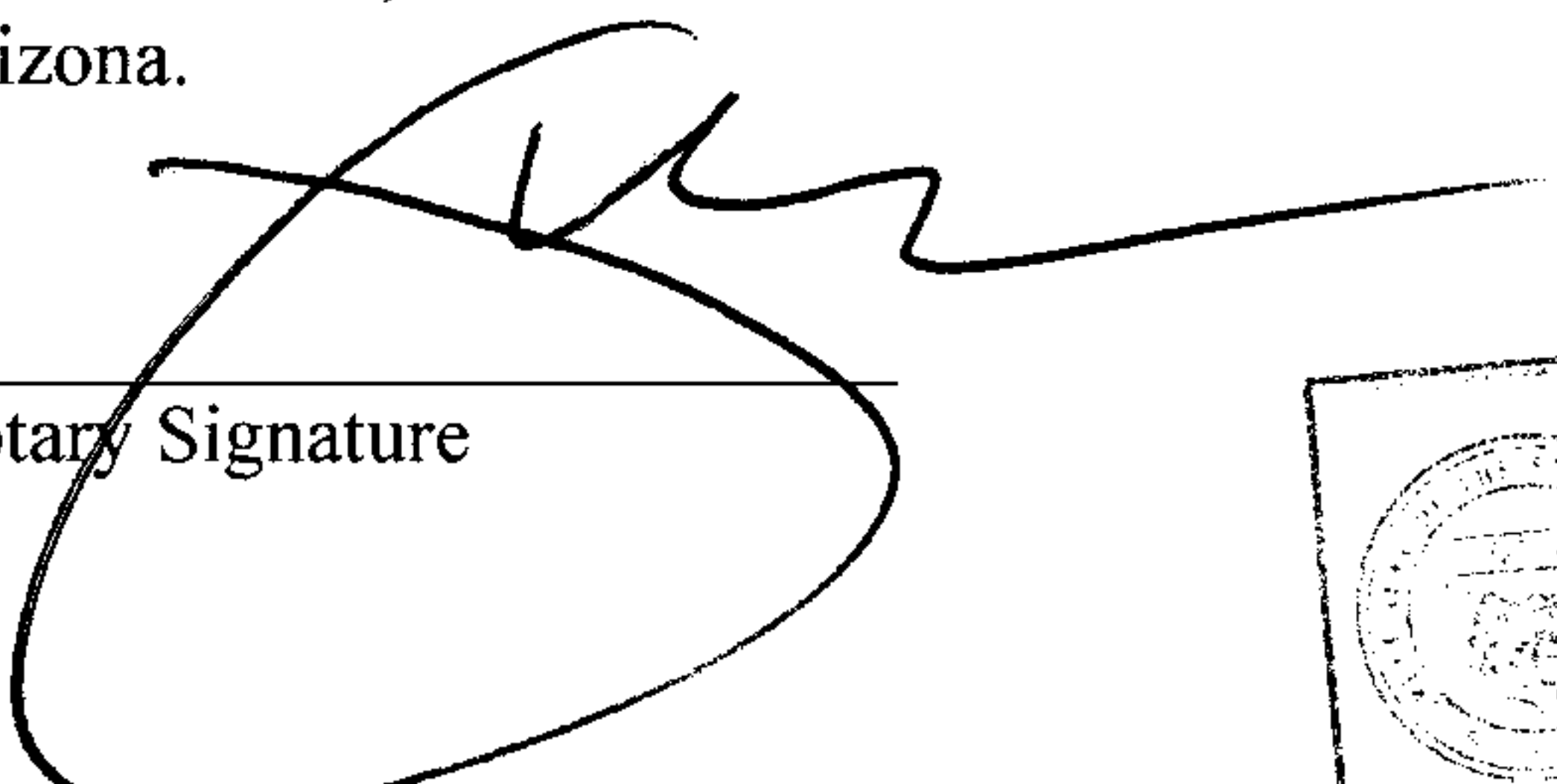

Witness 1 Cindy S. Wright

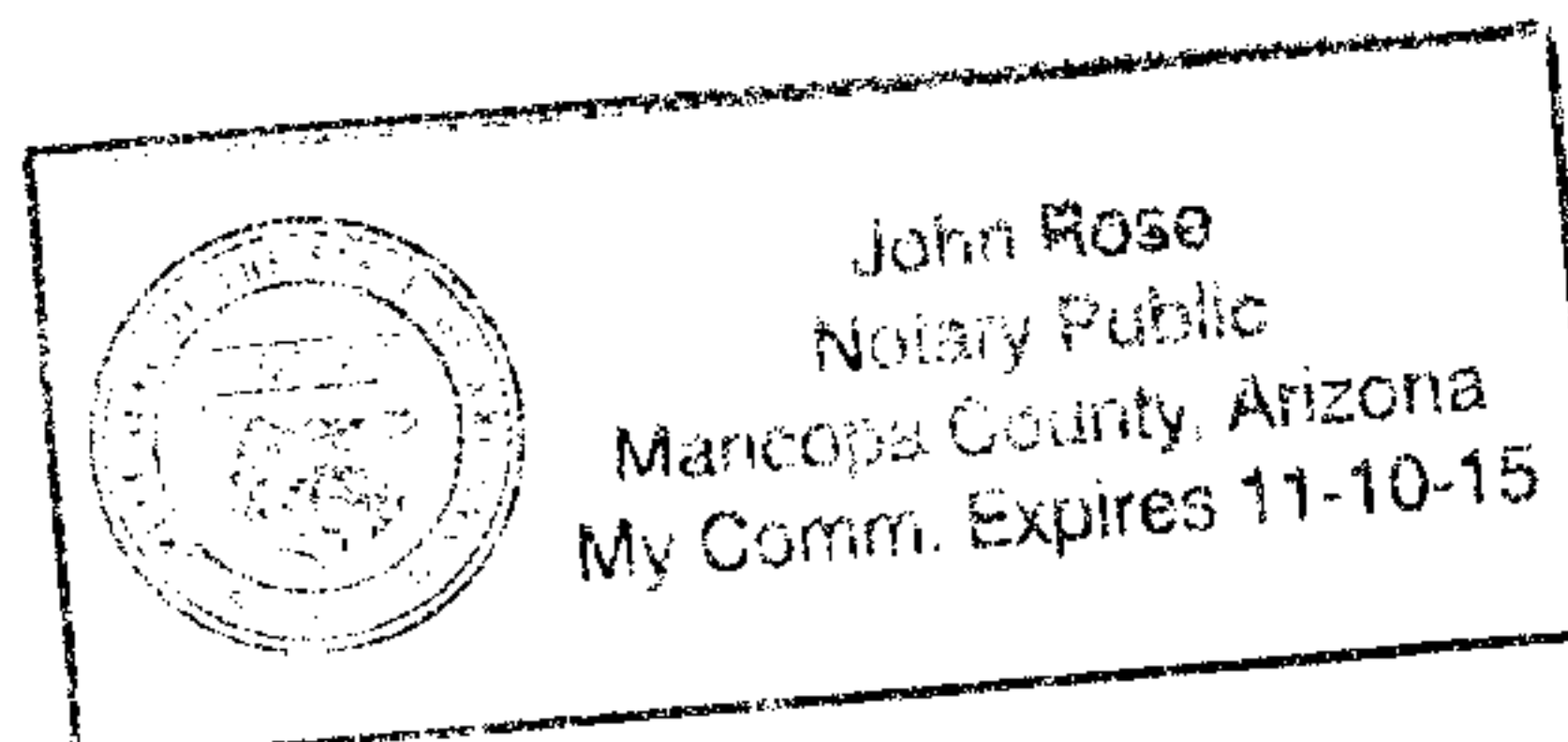
Witness 2 Maria Ramirez

State of Arizona}
County of Maricopa} ss.

On the 26th day of October 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.

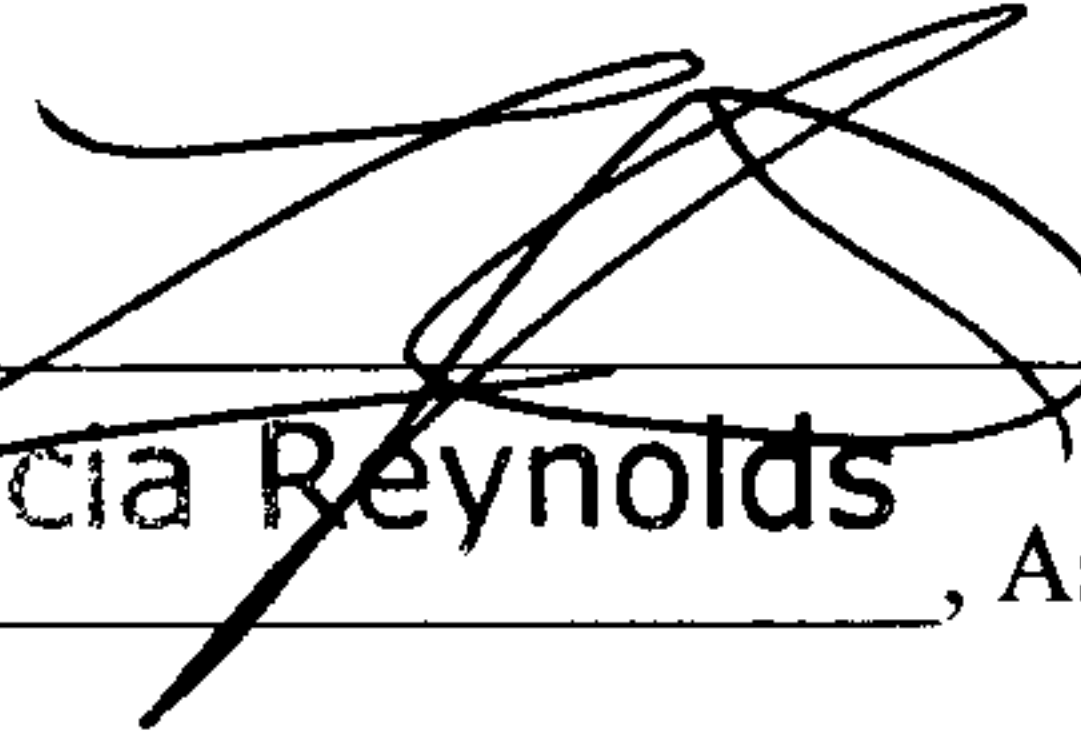

Notary Signature





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Green Tree Servicing LLC


Tricia Reynolds

, Assistant Vice President


Witness 1 Cindy S. Wright

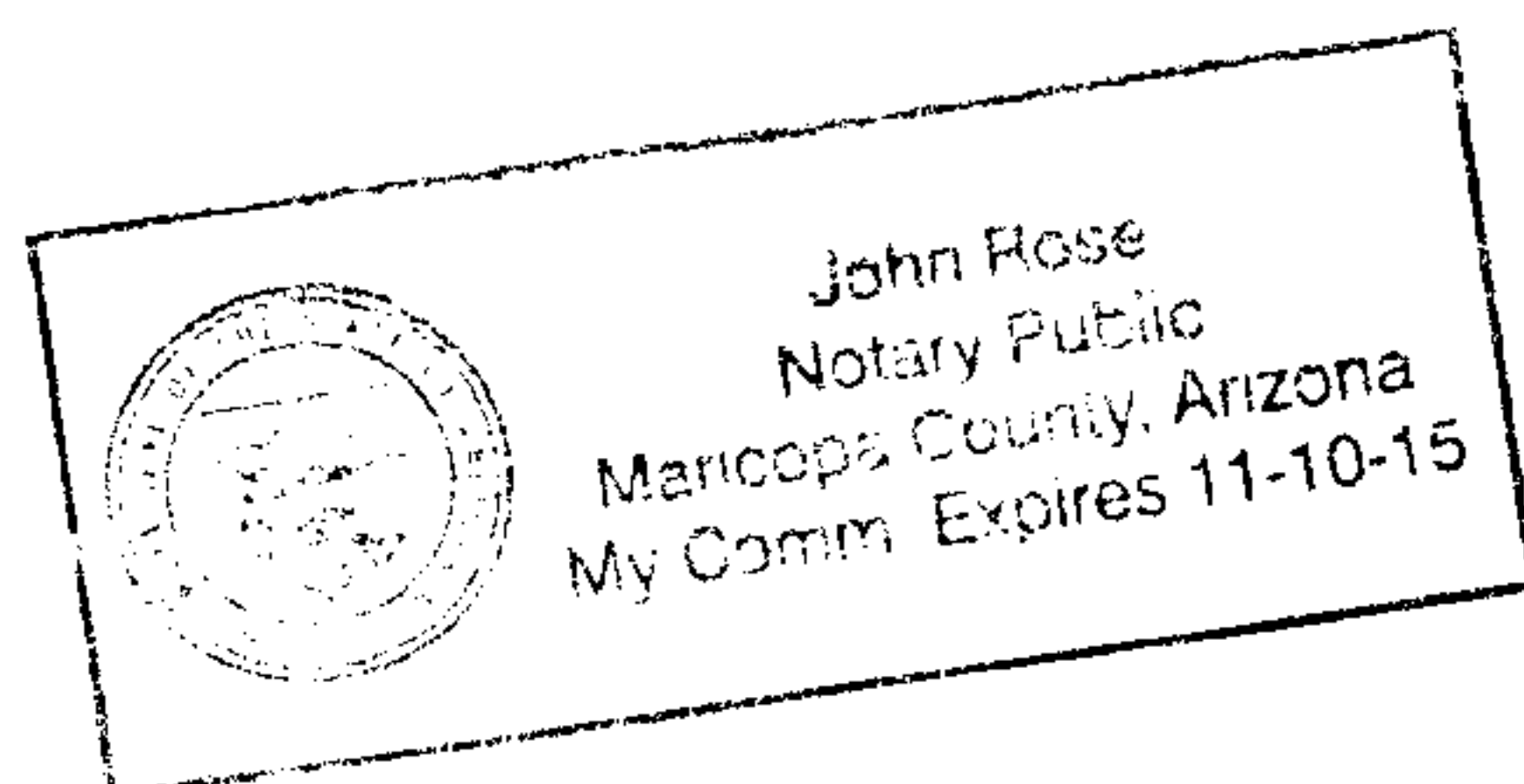

Witness 2 Maria Ramirez

State of Arizona}
County of Maricopa} ss.

On the 26th day of October in the year 2012 before me, the undersigned, personally appeared
Tricia Reynolds

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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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Order No.: **14799395**
Loan No.: 2300267346

Exhibit A

The following described property:

Lot 146, according to the Survey of Emerald Ridge Sector 1, as recorded in Map Book 35,
Page 143, in the Probate Office of Shelby County, Alabama

Assessor's Parcel No: 284174002032000