
20121214000477730 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
12/14/2012 07:41:03 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

57000880-1614642
Acct# 89831738

78220492-02
When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
MERS Phone 1-888-679-6377
MIN# 100020700228381975

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, New South Federal savings Bank, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$28,200.00 dated February 15, 2007 and recorded February 21, 2007, as Instrument No. 20070221000078340, Book NA, Page NA, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

LOT 3, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 1, AS RECORDED
IN MAP BOOK 36, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 112 Bent Creek Drive Pelham, Alabama 35124

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

WHEREAS, CHARLES R BENDER, AND MITZE R. BENDER, HUSBAND AND WIFE, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;



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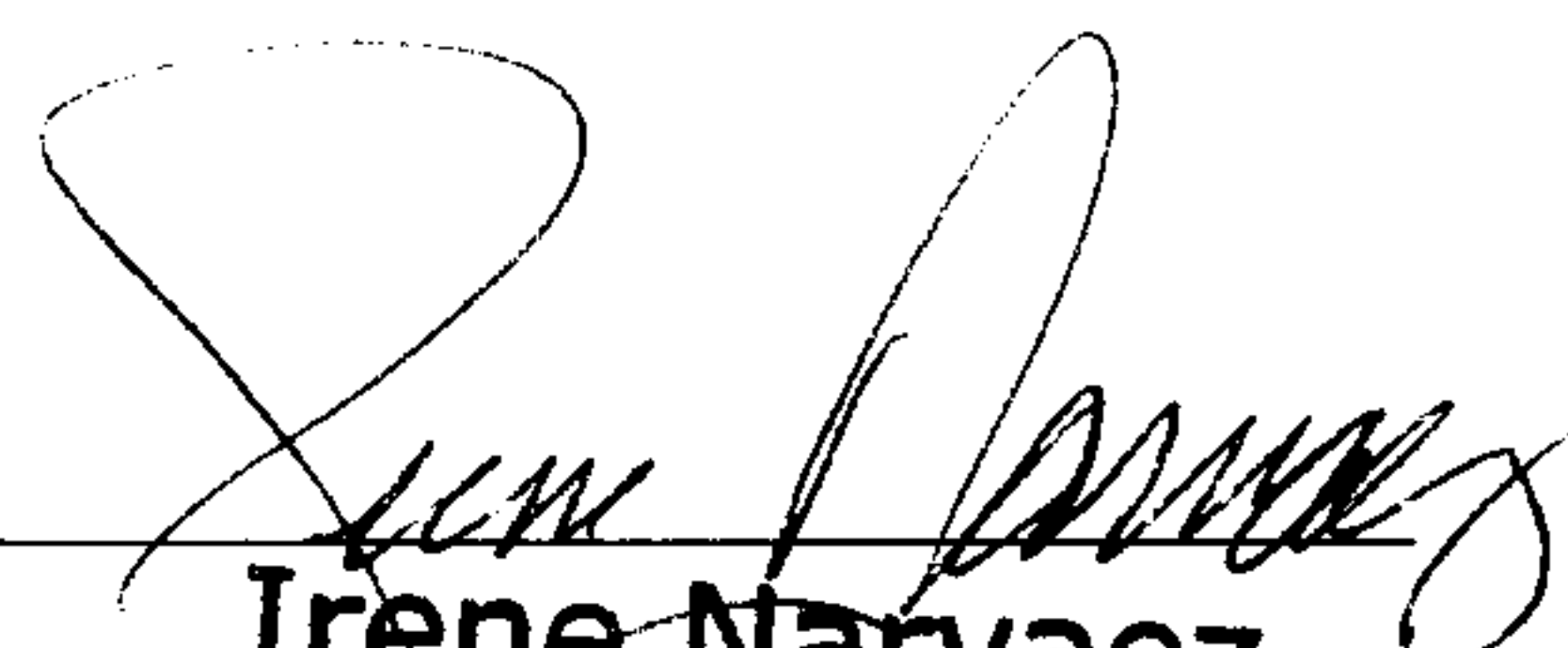
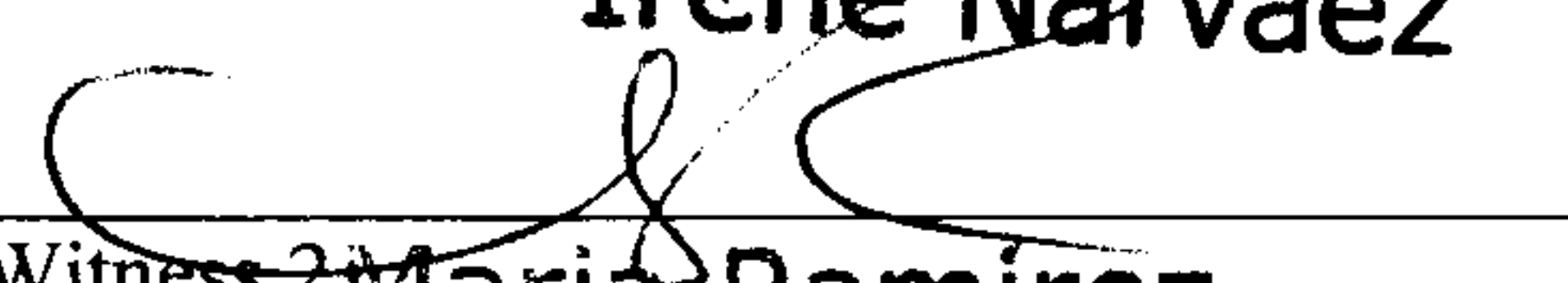
WHEREAS, it is necessary that the new lien to JP Morgan Chase Bank, NA, its successors and/or assigns, which secures a note in the amount not to exceed Two Hundred Twelve Thousand Dollars and 00/100 (\$212,000.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question,

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.

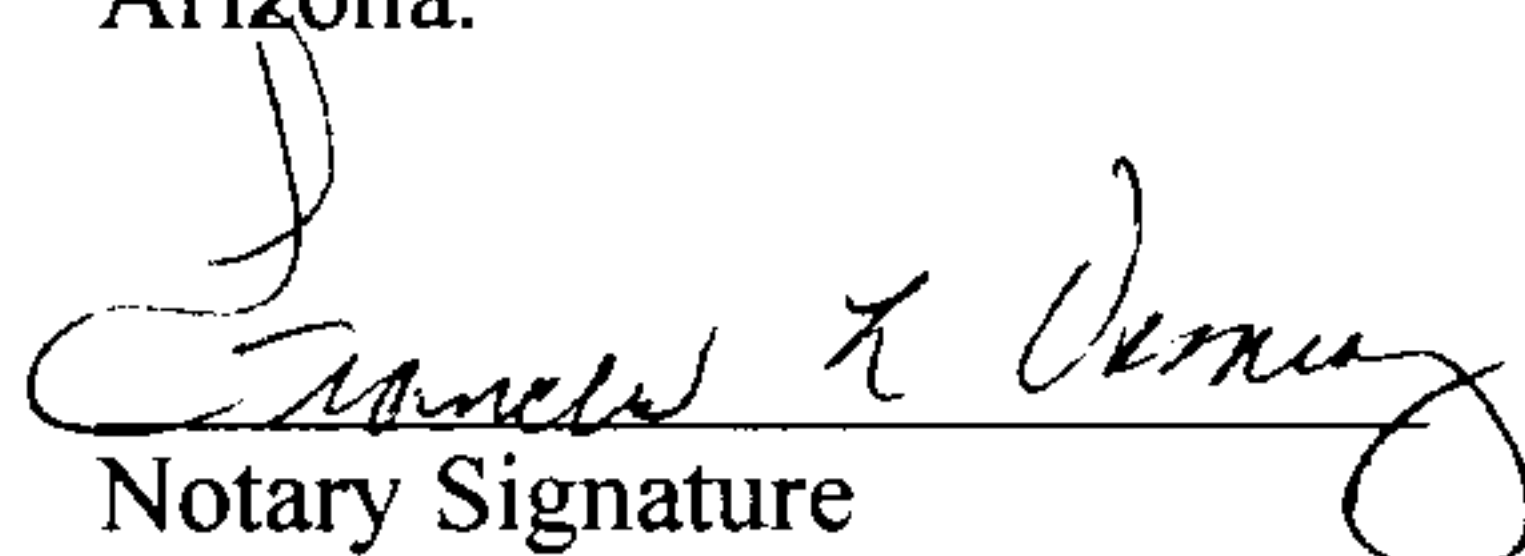

Stephanie Rodgers, Assistant Secretary

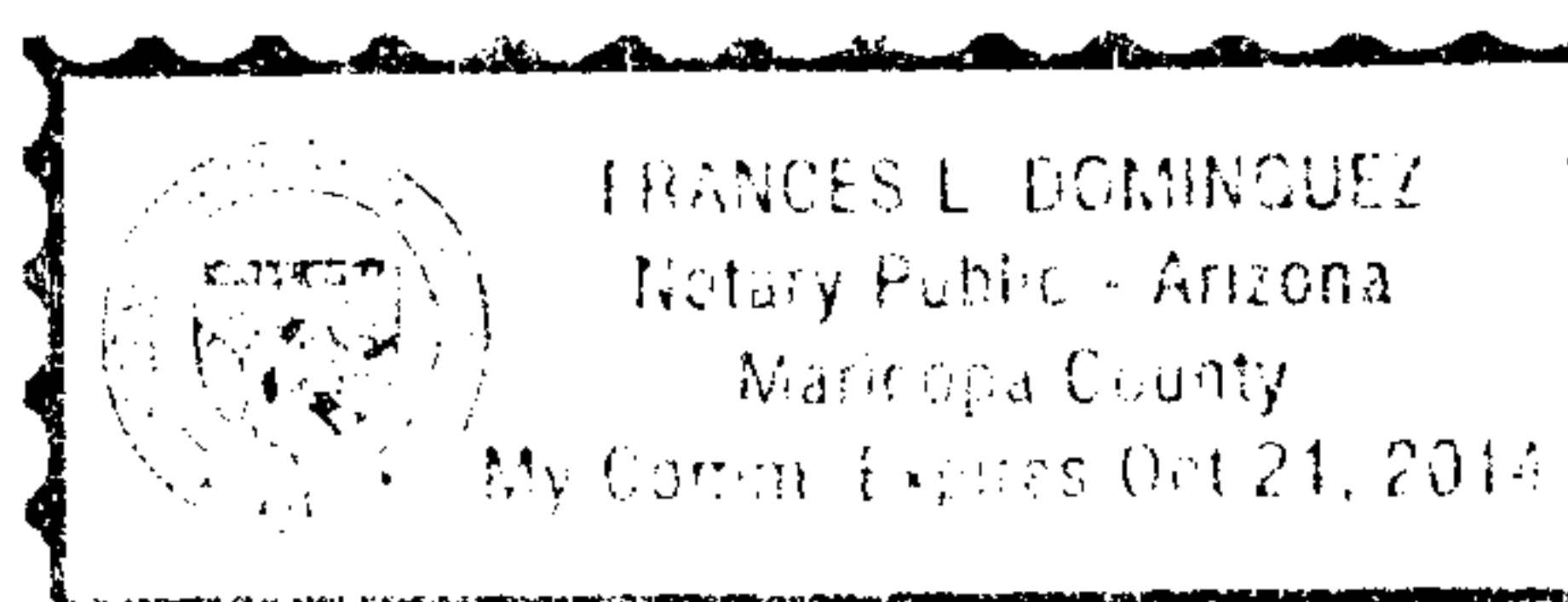

Witness 1 Irene Narvaez

Witness 2 Maria Ramirez

State of Arizona}
County of Maricopa} ss.

On the 29 day of Oct 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


Irene Narvaez

Witness 2


Maria Ramirez

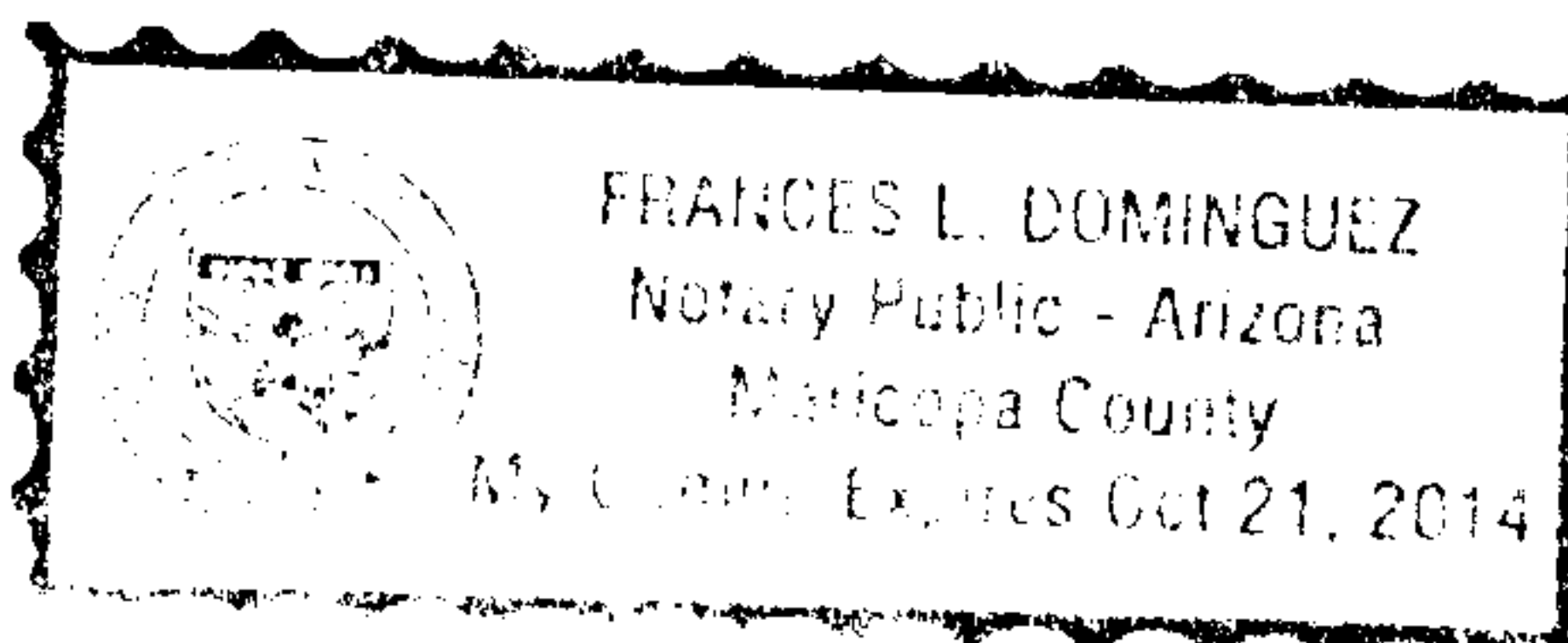
State of Arizona}
County of Maricopa} ss.

On the 29 day of Oct in the year 2011 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





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EXHIBIT A - LEGAL DESCRIPTION

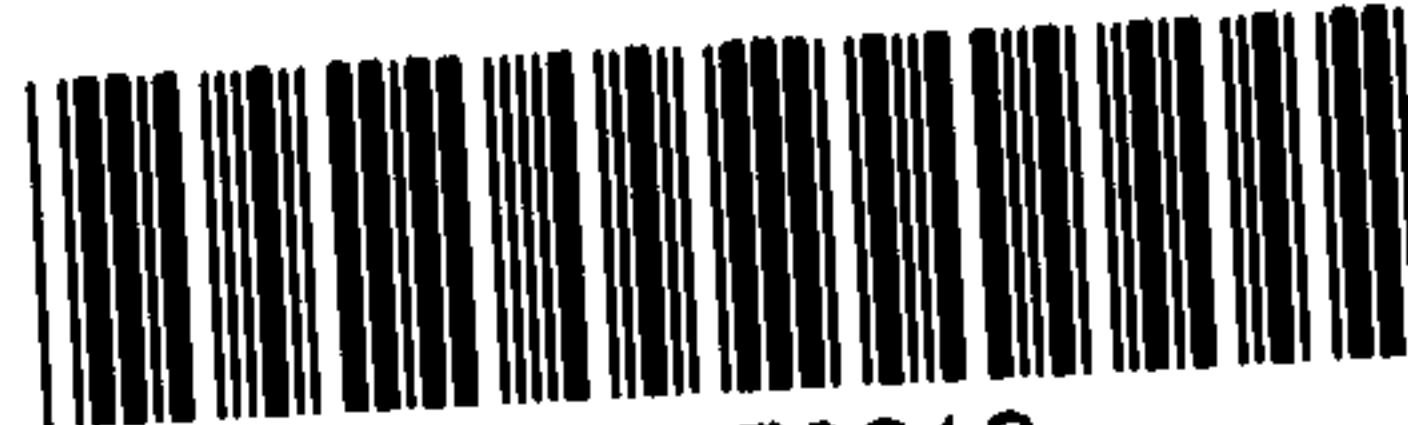
Tax Id Number(s): 14-1-12-1-002-003.000

Land Situated in the City of Pelham in the County of Shelby in the State of AL

The following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3, according to the Survey of Bent Creek Subdivision Sector I, as recorded in Map Book 36, Page 23,
in the Probate Office of Shelby County, Alabama.

Commonly known as: 112 BENT CREEK DR , PELHAM, AL 35124



U03278612

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