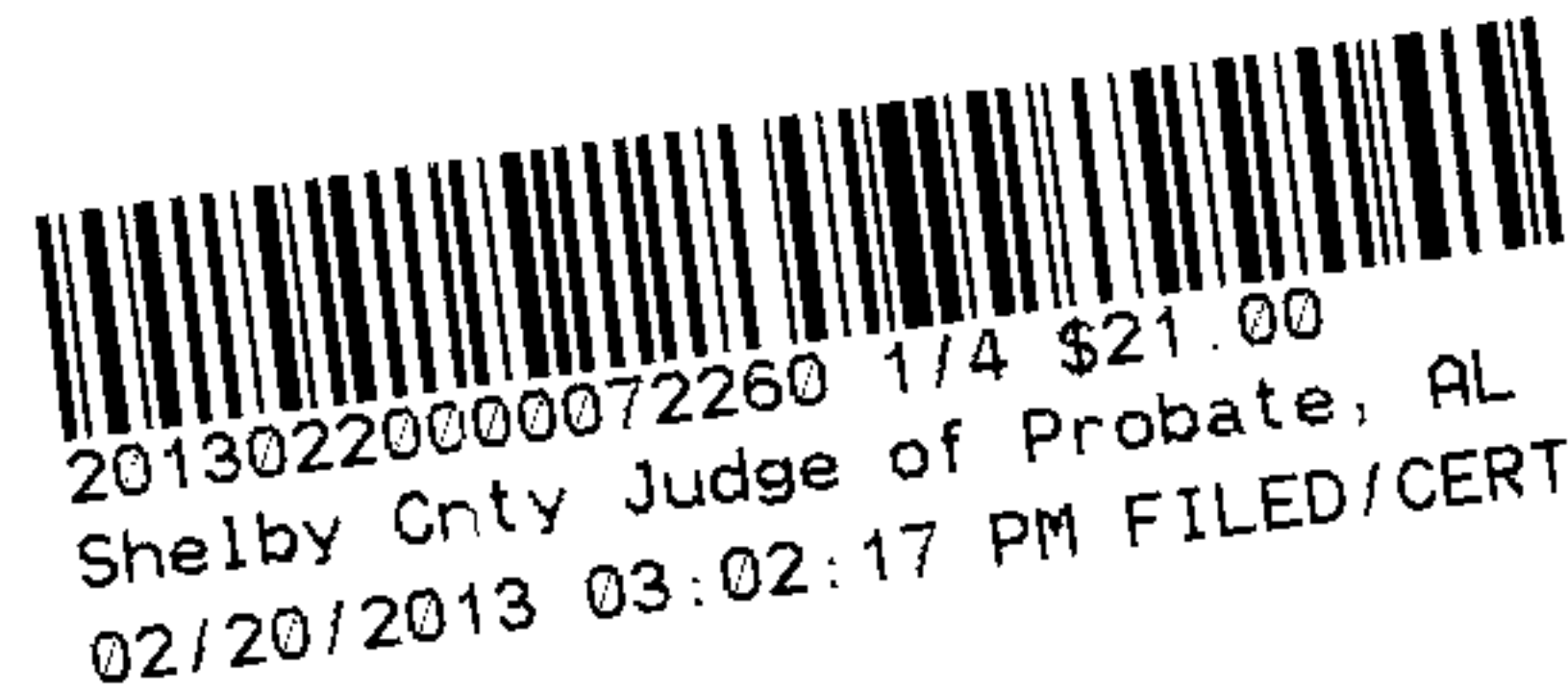


Return To:  
LSI-LPS  
East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

15403282

Prepared By:

Green Tree Servicing LLC  
Mortgage Amendments Department  
7360 South Kyrene Road T316  
Tempe, AZ 85283



### SUBORDINATION OF MORTGAGE

Acct# 89817647

MERS Phone 1-888-679-6377  
MIN# 100021278925122470

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 \$28,620.00 dated April 20, 2006 and recorded April 25, 2006, as Instrument No. 20060425000192520, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

**LOT 4, PHASE ONE, SECTOR ONE, RIDGECREST SUBDIVISION A SUBDIVISION  
ACCORDING TO A MAP OR PLAT THEREOF WHICH IS ON FILE OF RECORD IN  
THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN  
MAP BOOK 34 AT PAGE 17, REFERENCE TO WHICH HEREBY MADE IN AID OF  
AND AS A PART OF THIS DESCRIPTION.**

Property Address: 141 Bonneville Drive Calera AL 35040 "concurrently here with"

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 R. Showalter, Single and Grentchen A. Wolff, Single, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

MERS Subordination - Mortgage


1 of 1


WHEREAS, it is necessary that the new lien to US Bank National Association, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Eight Thousand Dollars and 00/100 (\$108,000.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question,

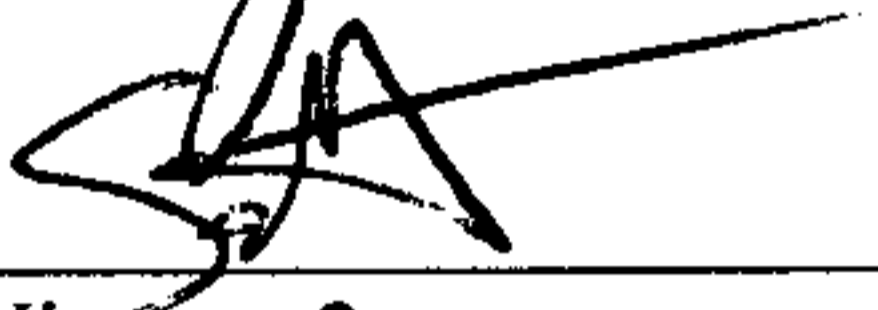
WHEREAS, MERS and the Investor are willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage **with the condition that there are no funds from the closing disbursed to the Owners;**

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

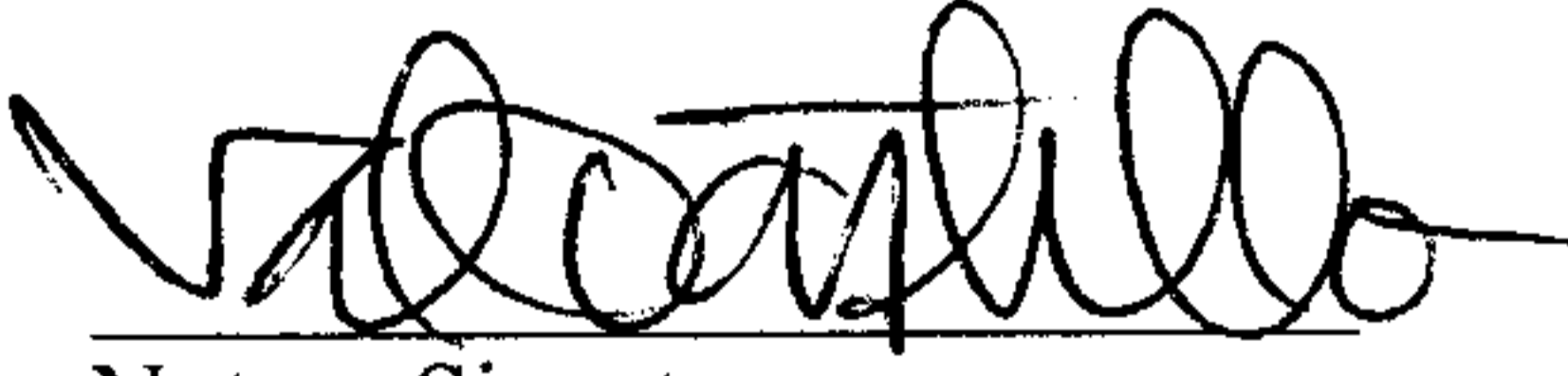
  
\_\_\_\_\_  
Witness 1 Yolanda M. Ruiz

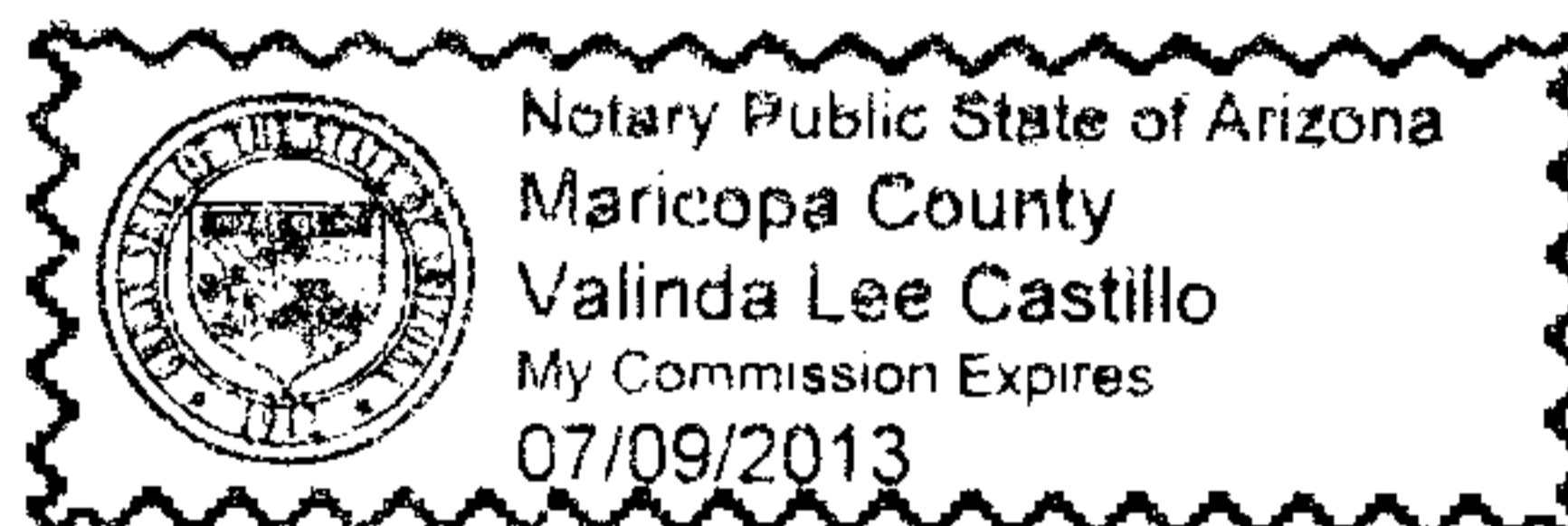
  
\_\_\_\_\_  
Witness 2 Sam Yoeun

State of Arizona}  
County of Maricopa} ss.

On the 8 day of Jan in the year 2013 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



20130220000072260 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/20/2013 03:02:17 PM FILED/CERT

Green Tree Servicing LLC

Tricia Reynolds

, Assistant Vice President

Witness 1

Yolanda M. Ruiz

Witness 2

Sam Yoeun

State of Arizona}

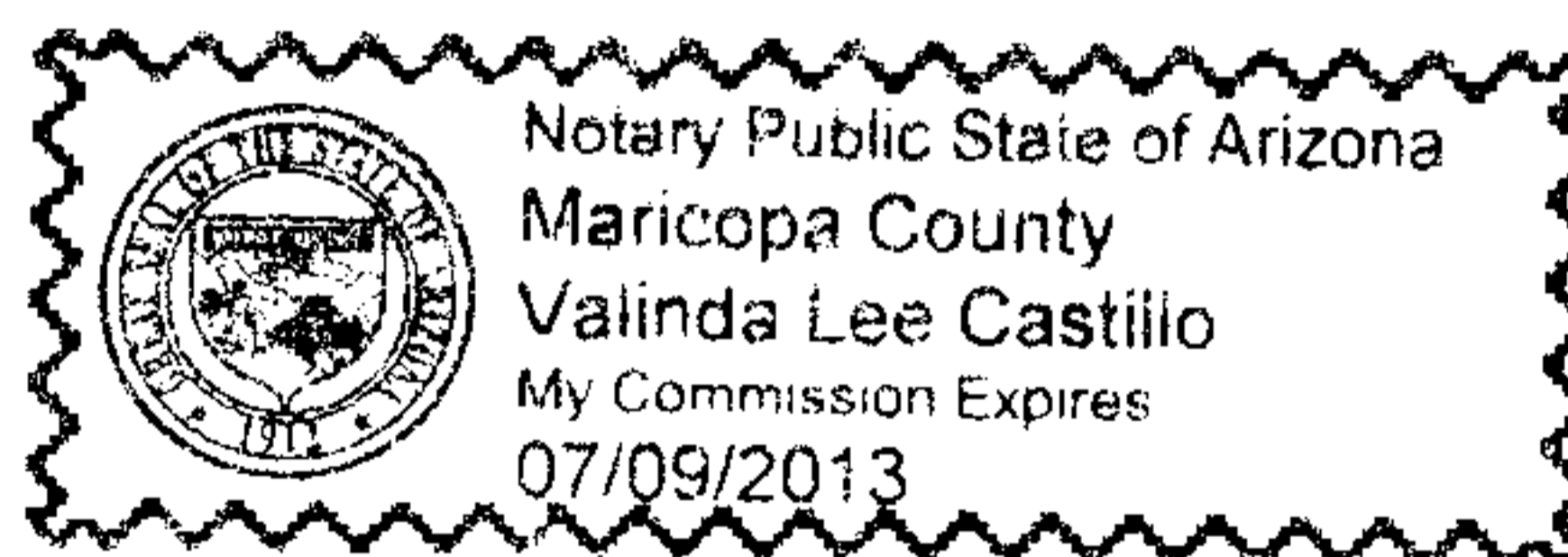
County of Maricopa} ss.

On the 8 day of Jan in the year 2013 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





20130220000072260 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/20/2013 03:02:17 PM FILED/CERT

Order No.: **15403282**  
Loan No.: 2300278487

## **Exhibit A**

The following described property:

Lot 4, Phase One, Sector One, Ridgecrest Subdivision a subdivision according to a map or plat thereof which is on file of Record in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 34 at Page 17 at Page 17, reference to which is hereby made in aid of and as a part of this description.

Assessor's Parcel No: 351020003004000