

SUBORDINATION OF MORTGAGE

WHEREAS, Nationwide Bank (formerly known as Nationwide Federal Credit Union) is now the owner and holder of a prior lien on real estate located in Shelby County, Alabama, dated August 4, 2008, recorded in Mortgage Record Vol. No20080818000331100, in the Recorder's Office in Shelby County, Alabama; (hereinafter "Mortgage A") and

WHEREAS Nationwide Advantage Mortgage Company ("Bank") has extended credit to John Obrian Weans and Margaret E. Weans ("Debtor") secured by a Mortgage on said real estate dated 3/6/2013 in the loan amount not to exceed \$257,800.00 and recorded in Mortgage Record Volume _____, Page _____, in the Recorder's Office in Shelby County, Alabama (hereinafter "Mortgage B"); and

NOW, THEREFORE, for valuable consideration, Nationwide Bank agrees that Mortgage B shall be a first lien on said real estate and the priority of the lien of Mortgage A shall be subordinated in favor of the lien of Mortgage B; if, and only if the Mortgage by Nationwide Advantage Mortgage Company and any other liens which preceded the Nationwide Bank lien are paid in full by Bank, or in the alternative, Nationwide Bank is given written notice of, and agrees to, any other prior lien of which the name of the creditor and balance are as follows:

<u>Creditor</u>	<u>Balance</u>
N/A	N/A

IN WITNESS WHEREOF, Nationwide Bank has caused this instrument to be executed by its duly authorized representative.

Dated this 1st day of March, 2013.

NATIONWIDE BANK

By: Philip A. Baum

Philip A. Baum

Title: VP, Actuarial Risk Segmentation

WITNESS:

Beth A. Niemi
Beth A. Niemi

Melinda J. Anthony
Melinda J. Anthony



20130314000106570 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/14/2013 01:30:47 PM FILED/CERT

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

On this 1st day of March, 2013, before me, a Notary Public in and for said County and State, personally appeared Philip A. Baum, Actuarial Risk Segmentation, known to me to be the person who signed this instrument on behalf of Nationwide Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Melinda J. Anthony
Notary Public

Prepared By:
Beth A. Niemi
Nationwide Bank
One Nationwide Plaza 1-14-201
Columbus OH 43215

Return to:

Boston National Title Agency
7200 Glen Forest Drive, Suite 310
Richmond, VA 23226



Melinda J. Anthony
Notary Public, State of Ohio
My Commission Expires
January 25, 2017