


3
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


20130410000147930 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/10/2013 12:40:53 PM FILED/CERT

SUBORDINATION OF MORTGAGE

Acct# 89840334

MERS Phone 1-888-679-6377
MIN# 100236900000107610

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, First American Bank, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$43,000.00 dated July 02, 2007 and recorded July 11, 2007, as Instrument No. 20070711000326170, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

Lot 37, according to the Survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby county, Alabama.

Property Address: 2521 Single Tree Circle, Birmingham, Alabama 35242

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

WHEREAS, Daniel Gingras and Lauren Gingras, husband and wife, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

WHEREAS, it is necessary that the new lien to State Farm Bank, its successors and/or assigns, which secures a note in the amount not to exceed Two Hundred Seven Thousand Eight Hundred Dollars and 00/100 (\$207,800.00), 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.



Christian Medina, Assistant Secretary

Witness 1



Sam Yoeun

Witness 2



Melvina Nakai

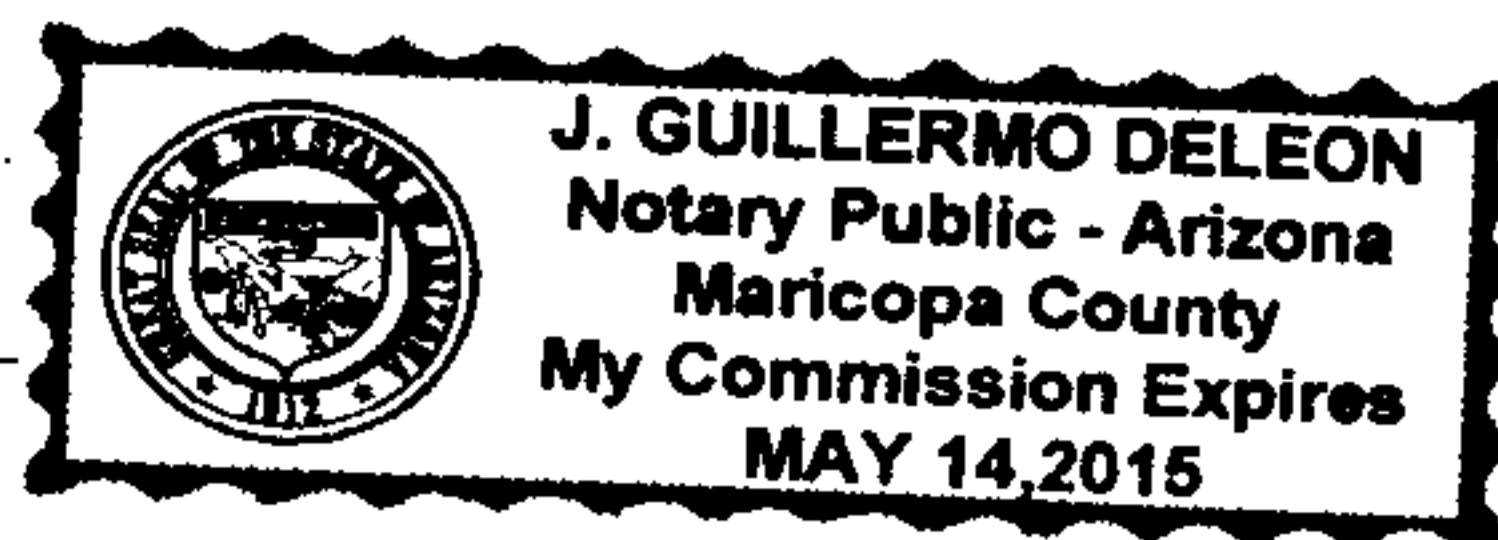
State of Arizona}
County of Maricopa} ss.

On the 6 day of Feb in the year 2013 before me, the undersigned, personally appeared

Christian Medina, 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

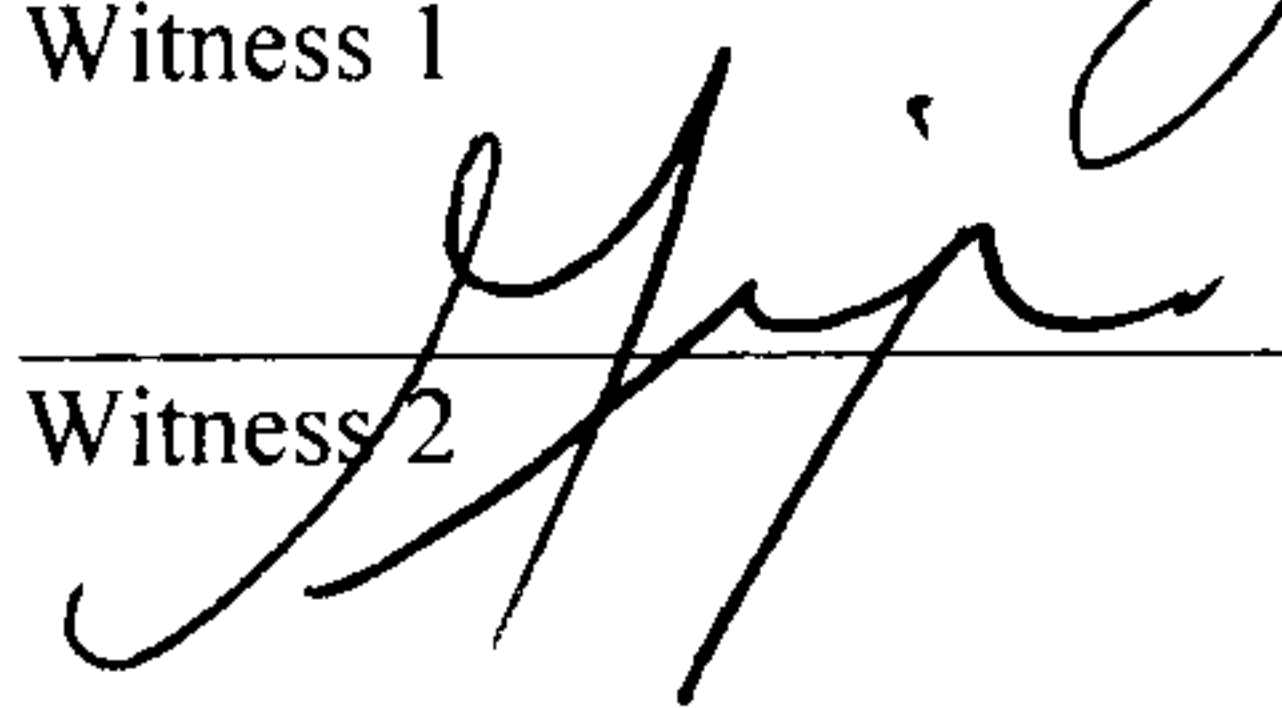

Tricia Reynolds

, Assistant Vice President

Witness 1


Sam Yoeun

Witness 2


Melvina Nakai

State of Arizona}
County of Maricopa} ss.

On the 6 day of Feb 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

