



20130626000262090 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/26/2013 02:37:23 PM FILED/CERT

This instrument was prepared by:

  
Name: Michael Erickson  
Green Tree Servicing LLC  
7360 South Kyrene Road T316  
Tempe, AZ 85283

~~When Recorded return to:~~  
Green Tree Servicing LLC  
Mortgage Amendments Department  
7360 South Kyrene Road T316  
Tempe, AZ 85283

### SUBORDINATION OF MORTGAGE

Acct# 68027498

MERS Phone 1-888-679-6377  
MIN# 100020700195468524

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7734925

**Subordination Agreement is null and void if: Not recorded within 90 days of effective date, corrections or changes are made or aforementioned subordination conditions are not met.**

**Effective Date: May 7, 2013**

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 \$45,800.00 dated November 6, 2006 and recorded November 14, 2006, as Instrument No. 20061114000557150, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

**Property Description:**

Lot 101, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105 in the Probate Office of Shelby County, Alabama.

Property Address: 4517 Guilford Circle, Birmingham, Alabama 35242

WHEREAS, Green Tree Servicing LLC is the servicer or sub-servicer, hereinafter referred to as "Servicer," for the note that is secured by the Existing Mortgage;

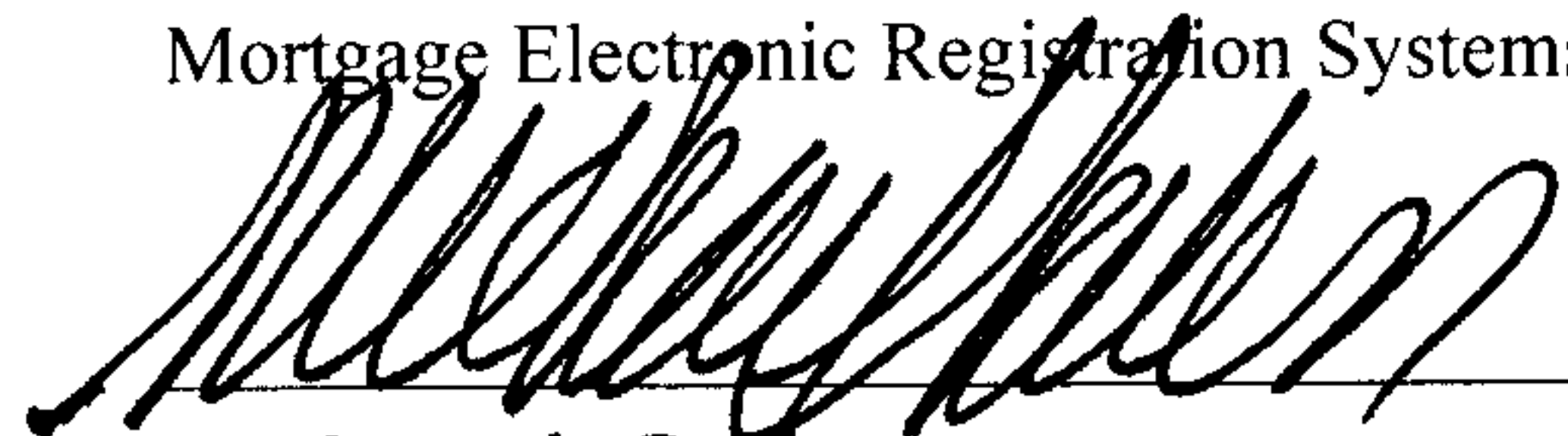
WHEREAS, Cecille H Perkins, a Single Woman, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

WHEREAS, it is necessary that the new lien to Everbank, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Seventy Thousand Dollars and 00/100 (\$170,000.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question. Said New Mortgage is recorded concurrently herewith as Instrument No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.

WHEREAS, MERS and the Servicer 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 Servicer 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.


  
Michael Salen, Assistant Secretary

Witness 1

Witness 2

  
Sam Yoeun

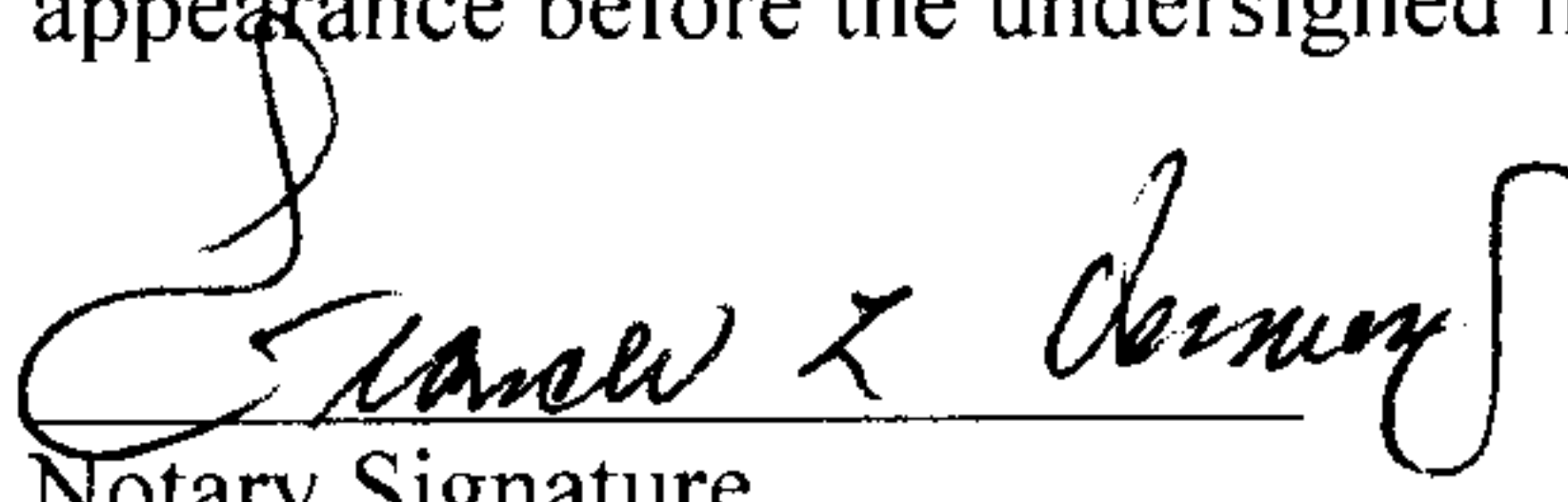
  
Nancy A. Kelly Colbert

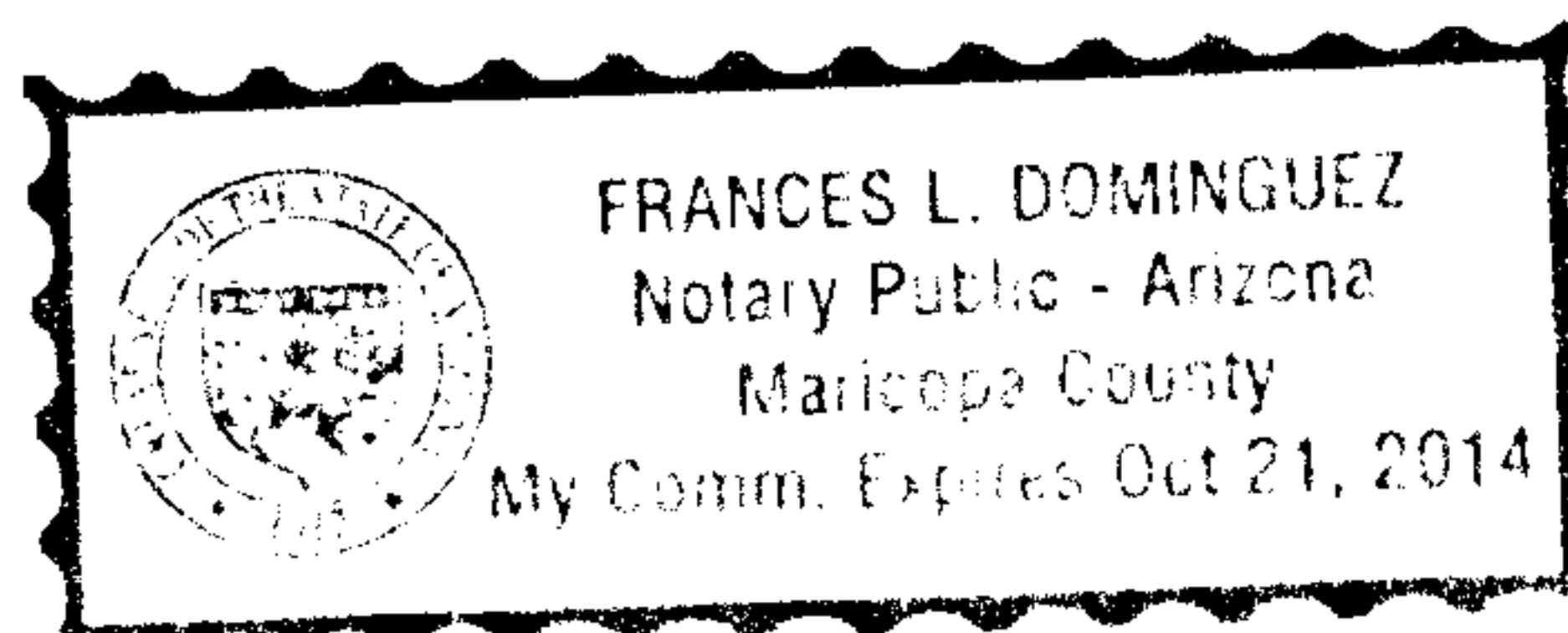
  
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State of Arizona}  
County of Maricopa} ss.

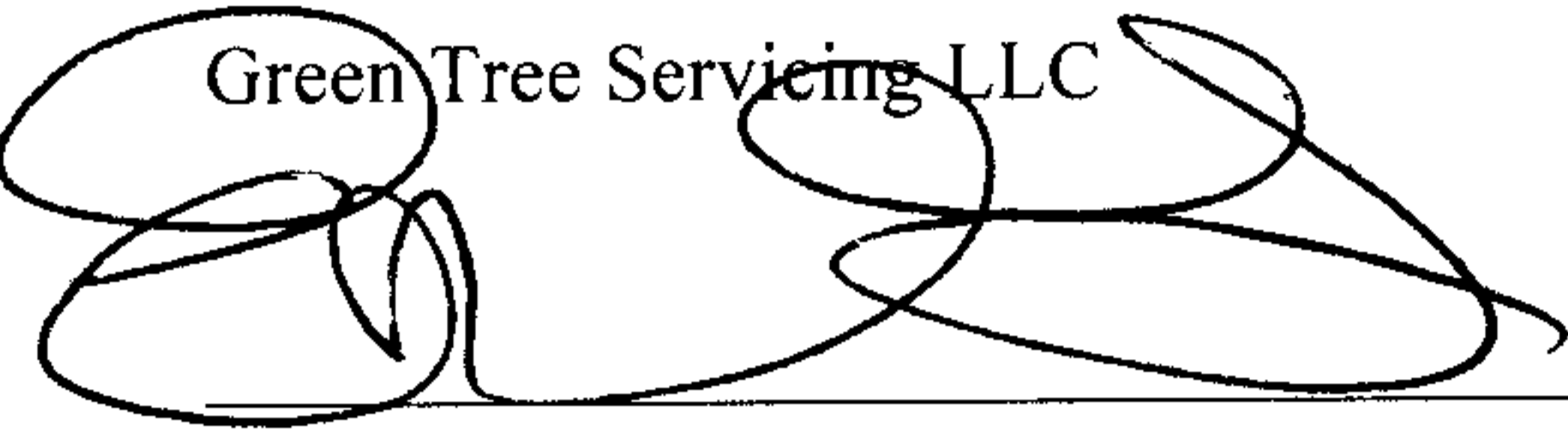
On the 15 day of May in the year 2013 before me, the undersigned, personally appeared

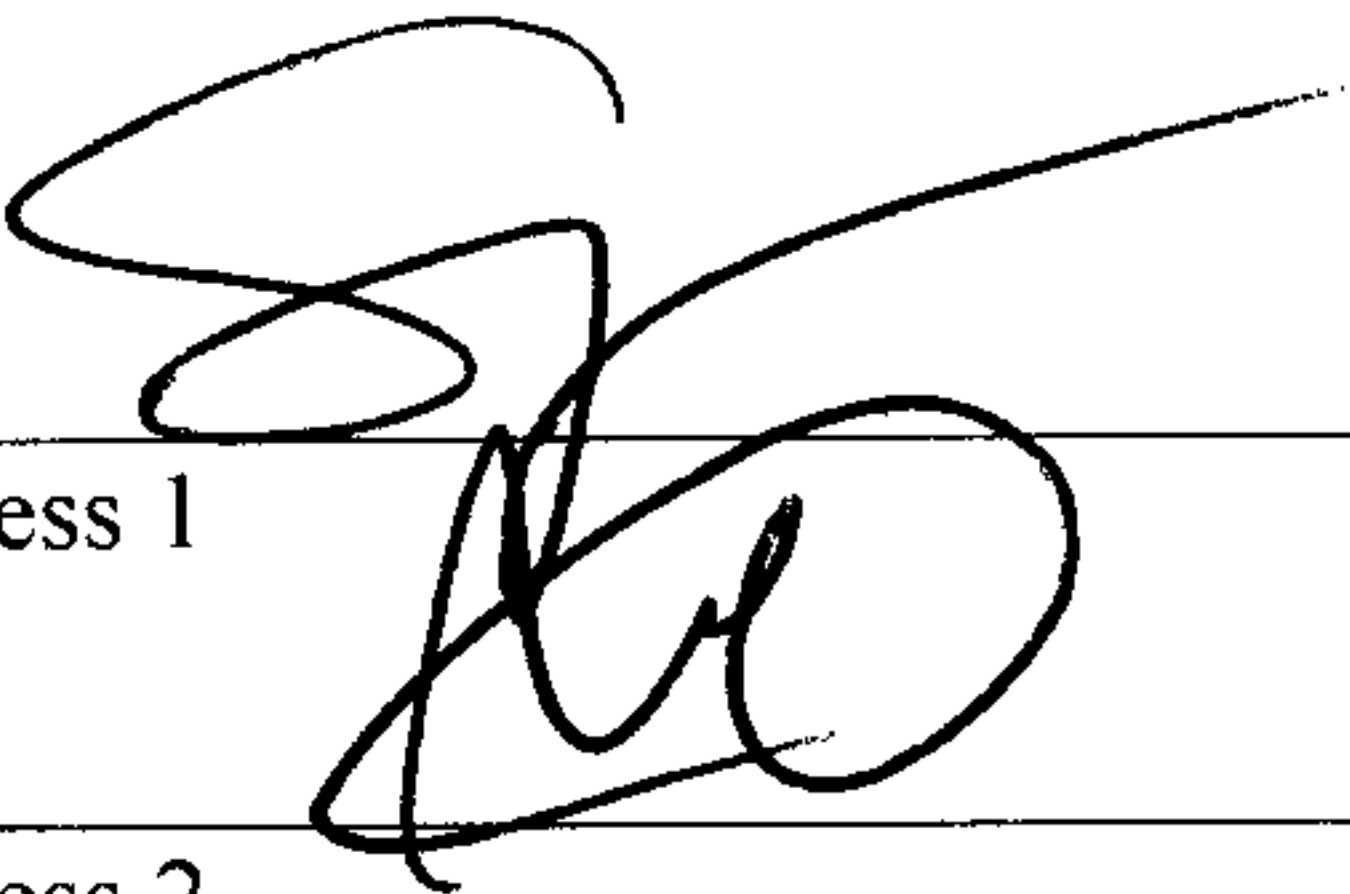
Michael Salen, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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





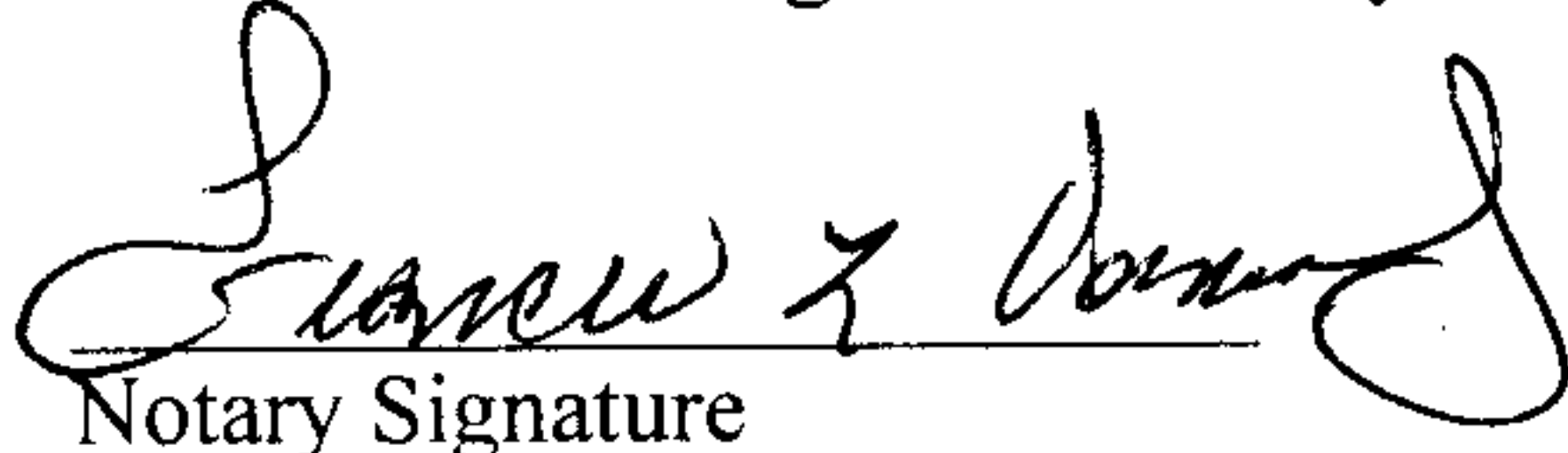
Green Tree Servicing LLC  
  
Erica Guillen, Assistant Vice President

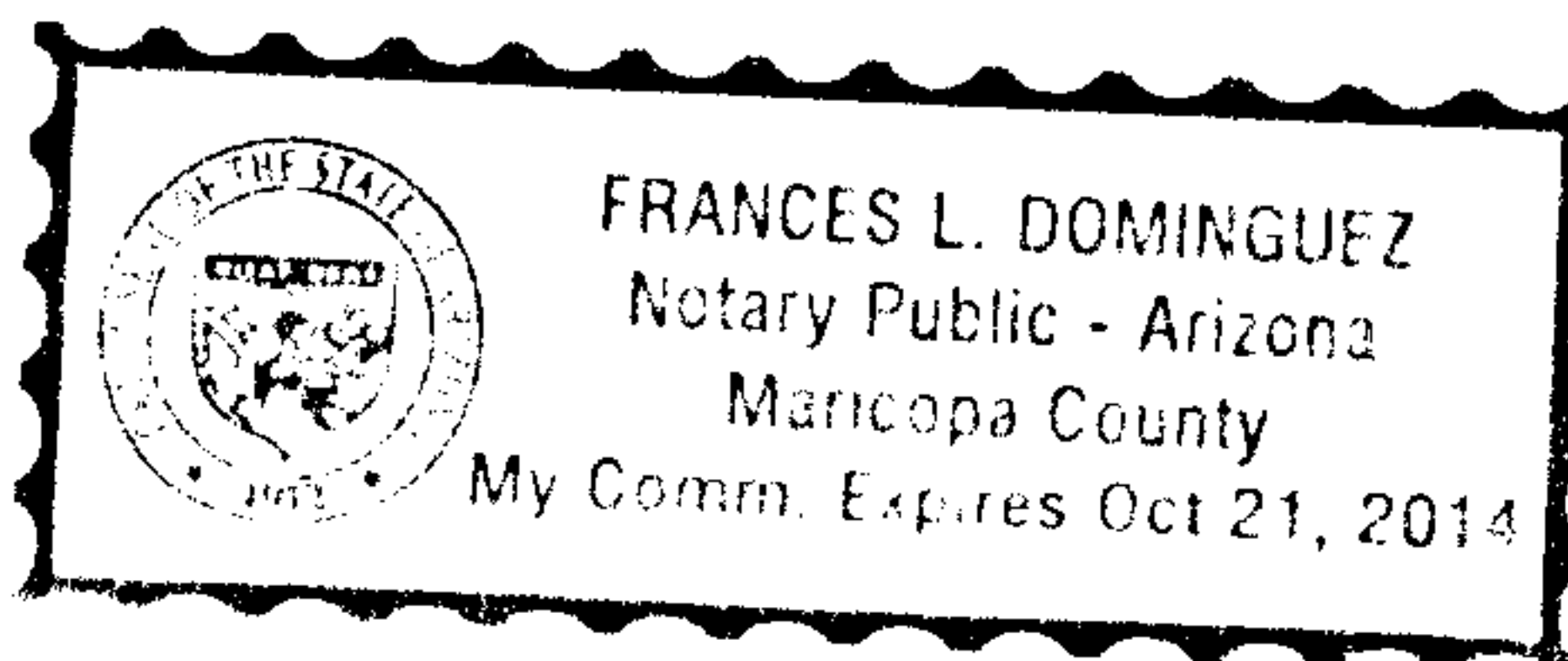
Witness 1  
  
Sam Yoeun  
Witness 2  
Nancy A. Kelly Colbert


State of Arizona}  
County of Maricopa} ss.

On the 15 day of May Erica Guillen in the year 2013 before me, the undersigned, personally appeared

\_\_\_\_\_, as Assistant Vice President of Green Tree Servicing LLC, 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"**



Real property in the City of **BIRMINGHAM**, County of **SHELBY**, State of **Alabama**, described as follows:

**LOT 101, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE I, AS RECORDED IN MAP BOOK 20, PAGE 105 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Being all of that certain property conveyed to CECILLE H. PERKINS from TINA PARKER, UNMARRIED, by deed dated November 06, 2006 and recorded November 14, 2006 in Instrument No. 20061114000557130 of official records.**


APN #: **03-8-34-0-005-009-000**

Commonly known as: 4517 Guilford Circle, BIRMINGHAM, AL 35242

 PERKINS  
47111611  
FIRST AMERICAN ELS  
SUBORDINATION OF MORTGAGE  


AL

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

  
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