



20130628000265170 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
06/28/2013 11:34:22 AM FILED/CERT

This instrument was prepared by:

Suzie Plumaj

Name: Suzie Plumaj
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~~

75882151-2
When Recorded Return To
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

SUBORDINATION OF MORTGAGE

② 57791184-2079461

Acct#89865954

MERS Phone 1-888-679-6377

MIN# 100133700022569639

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: 05/16/13

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Countrywide Bank, FSB, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$40,000.00 dated June 30, 2007 and recorded July 23, 2007, as Instrument No. 20070723000342220, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

THE FOLLOWING REAL PROPERTY IS LOCATED IN THE CITY OF
CHELSEA, COUNTY OF SHELBY, STATE OF ALABAMA.

LOT 51, ACCORDING TO THE SURVEY OF BROOKCHASE ESTATES,
PHASE ONE, AS RECORDED IN MAP BOOK 21 PAGE 49 IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 142 Branch Drive, Chelsea, Alabama 35043-6906

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, Christina R Benz and Roger J Benz, Husband and Wife, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

MERS Subordination - Mortgage, 02/18/2013

FRM-102

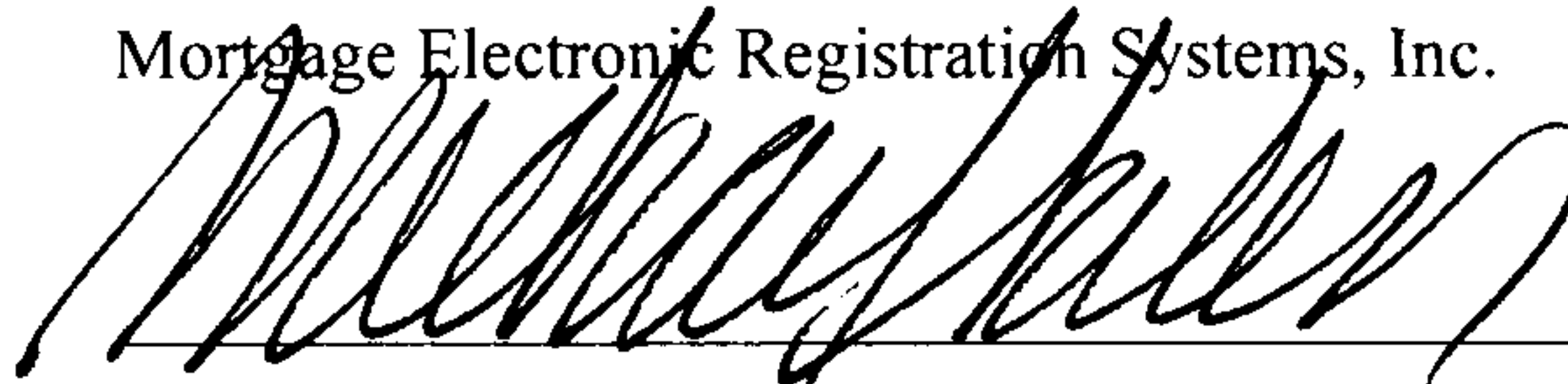
1 of 3

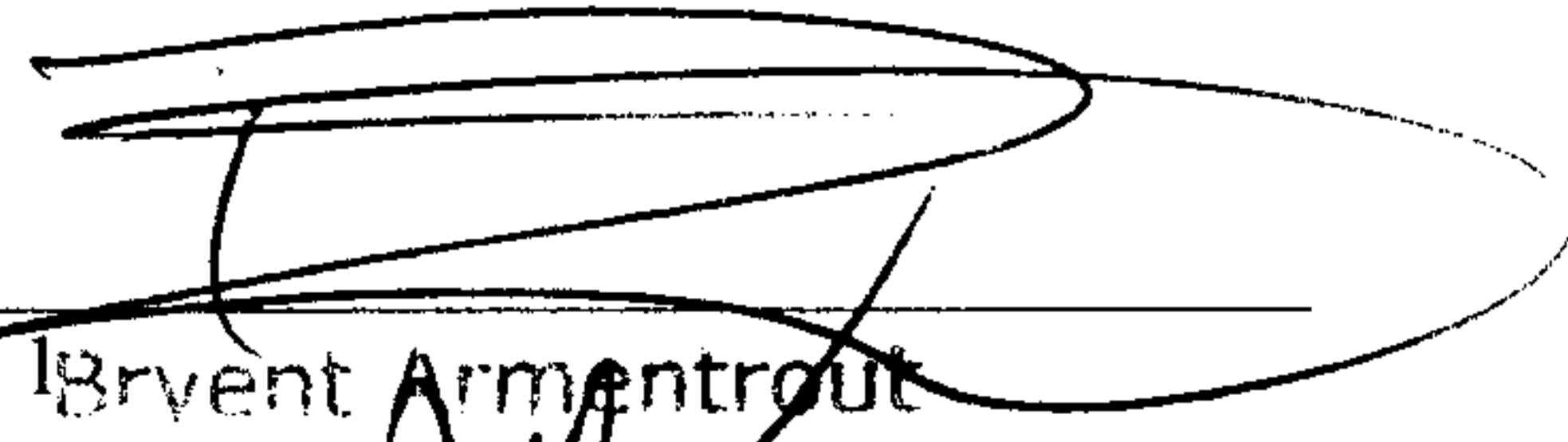

WHEREAS, it is necessary that the new lien to MERS Inc., as nominee for Quicken Loans Inc, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Sixty Seven Thousand Nine Hundred Dollars and 00/100 (\$167,900.00), hereinafter referred to as "New Mortgage", be a first 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 Brent Armentrout

Witness 2 Nancy A. Kelly Colbert

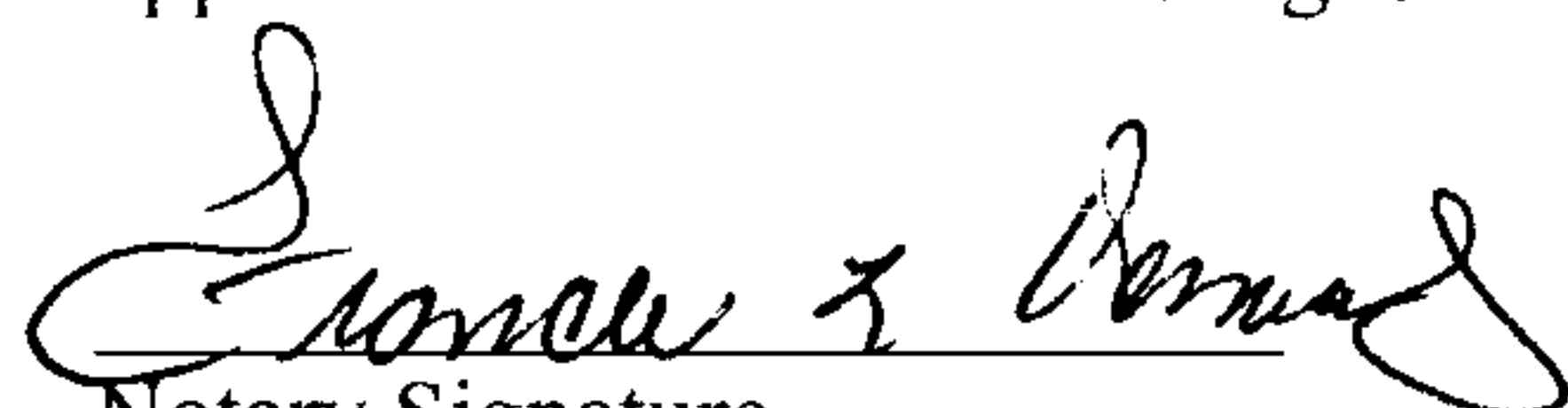

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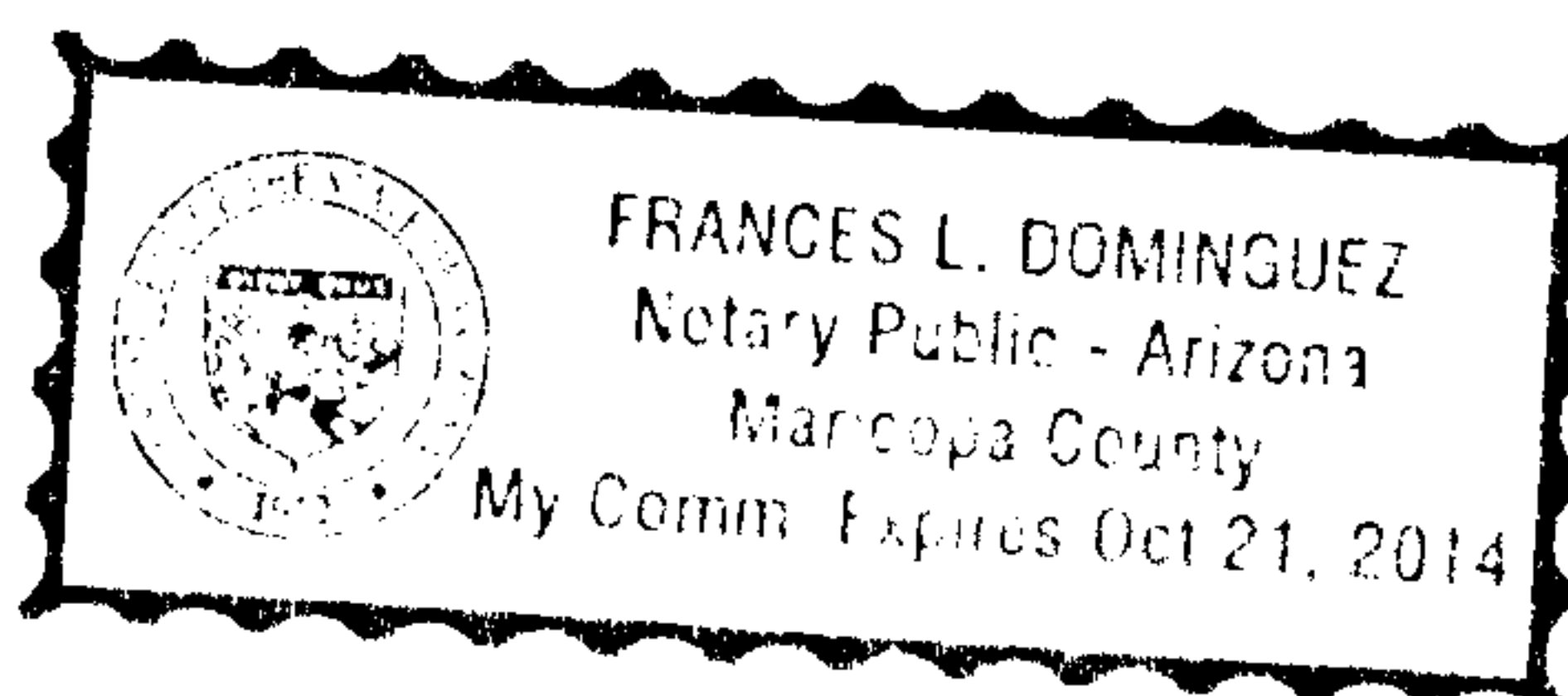
State of Arizona}
County of Maricopa} ss.

On the 17 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


Tricia Reynolds, Assistant Vice President

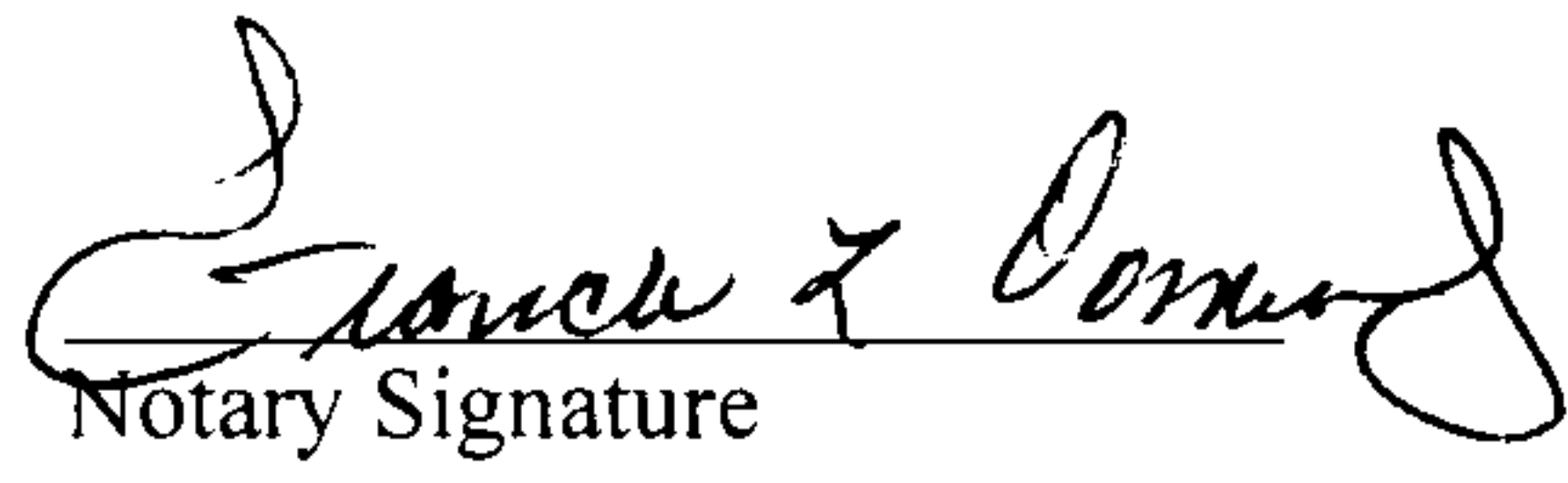

Witness 1 Bryant Armentrout

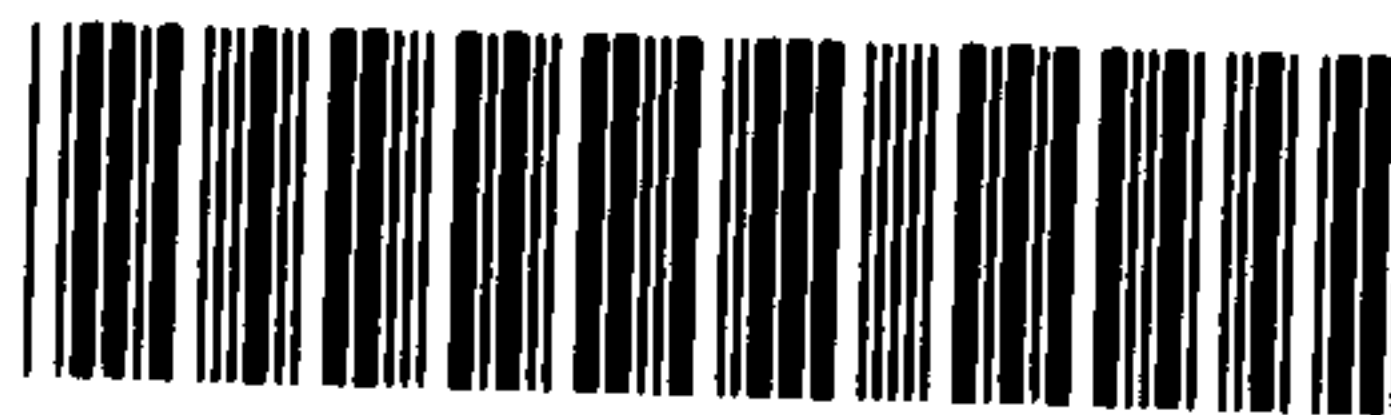
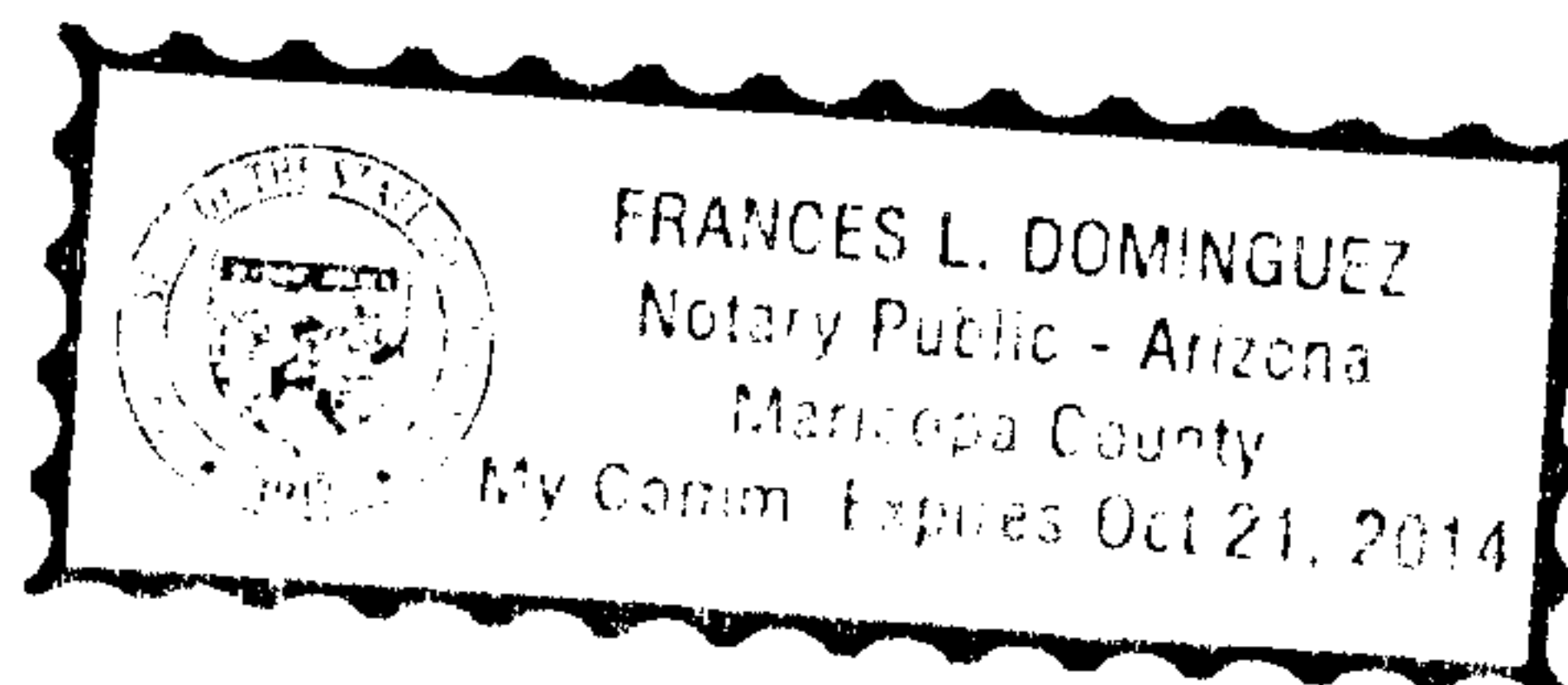
Witness 2
Nancy A. Kelly Colbert

State of Arizona}
County of Maricopa} ss.

On the 17 day of may in the year 2013 before me, the undersigned, personally appeared
Tricia Reynolds

, 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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20130628000265170 3/3 \$20.00
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