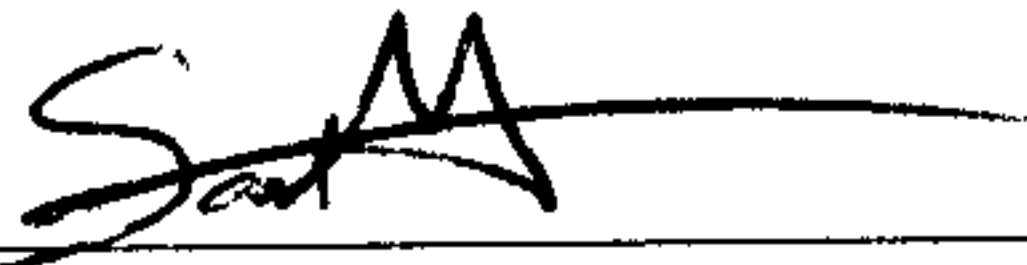
  
20130701000269460 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/01/2013 02:08:06 PM FILED/CERT

This instrument was prepared by:

  
Name: Sameth Yoeun  
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# 89874737

MERS Phone 1-888-679-6377  
MIN# 100052200004012341

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**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: 05/23/2013**

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Franklin American Mortgage Company, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$73,500.00 dated June 18, 2007 and recorded August 22, 2007, as Instrument No. 20070822000395420, Book NA, Page NA, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

**LOT 26, ACCORDING TO THE SURVEY OF OAK PARK HIGHLANDS, SECTOR 3, AS  
RECORDED IN MAP BOOK 26, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

Property Address: 1566 Oak Park Drive Helena, Alabama 35080

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, James Dees and Jill Colette Dees, 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 Green Tree Servicing LLC, its successors and/or assigns, which secures a note in the amount not to exceed Two Hundred Seven Thousand Nine Hundred Dollars and 00/100 (\$207,900.00), 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

  
Bryant Armstrong

Witness 2

  
Sam Yoeun

State of Arizona}

County of Maricopa} ss.

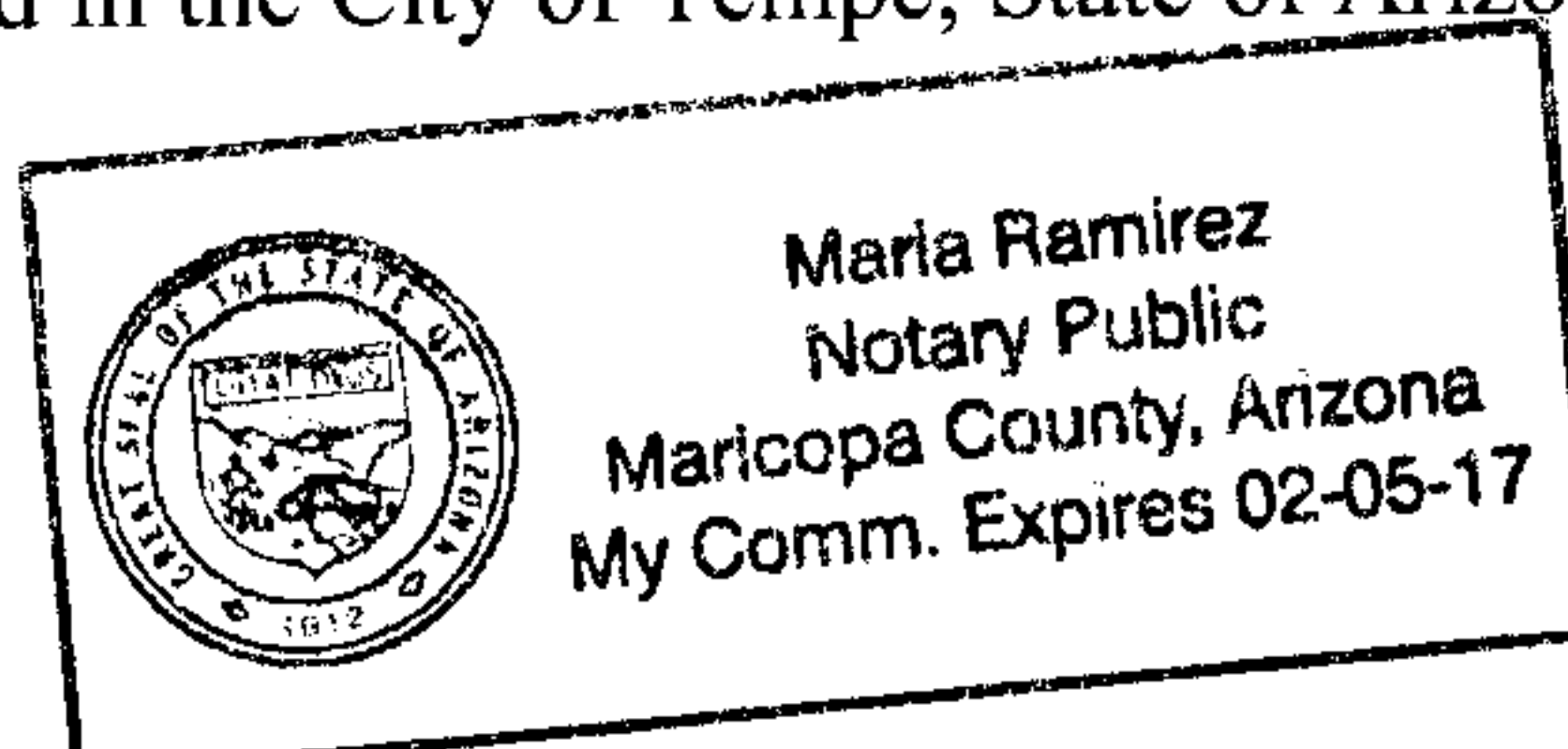
On the 24 day of May in the year 2013 before me, the undersigned, personally appeared

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

Maria Ramirez





20130701000269460 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/01/2013 02:08:06 PM FILED/CERT

Green Tree Servicing LLC

  
\_\_\_\_\_  
Kelvan E. Raff, Assistant Vice President

  
\_\_\_\_\_  
Witness 1 Bryant Armentrout

Witness 2 Sam Yoeun

State of Arizona}  
County of Maricopa} ss.

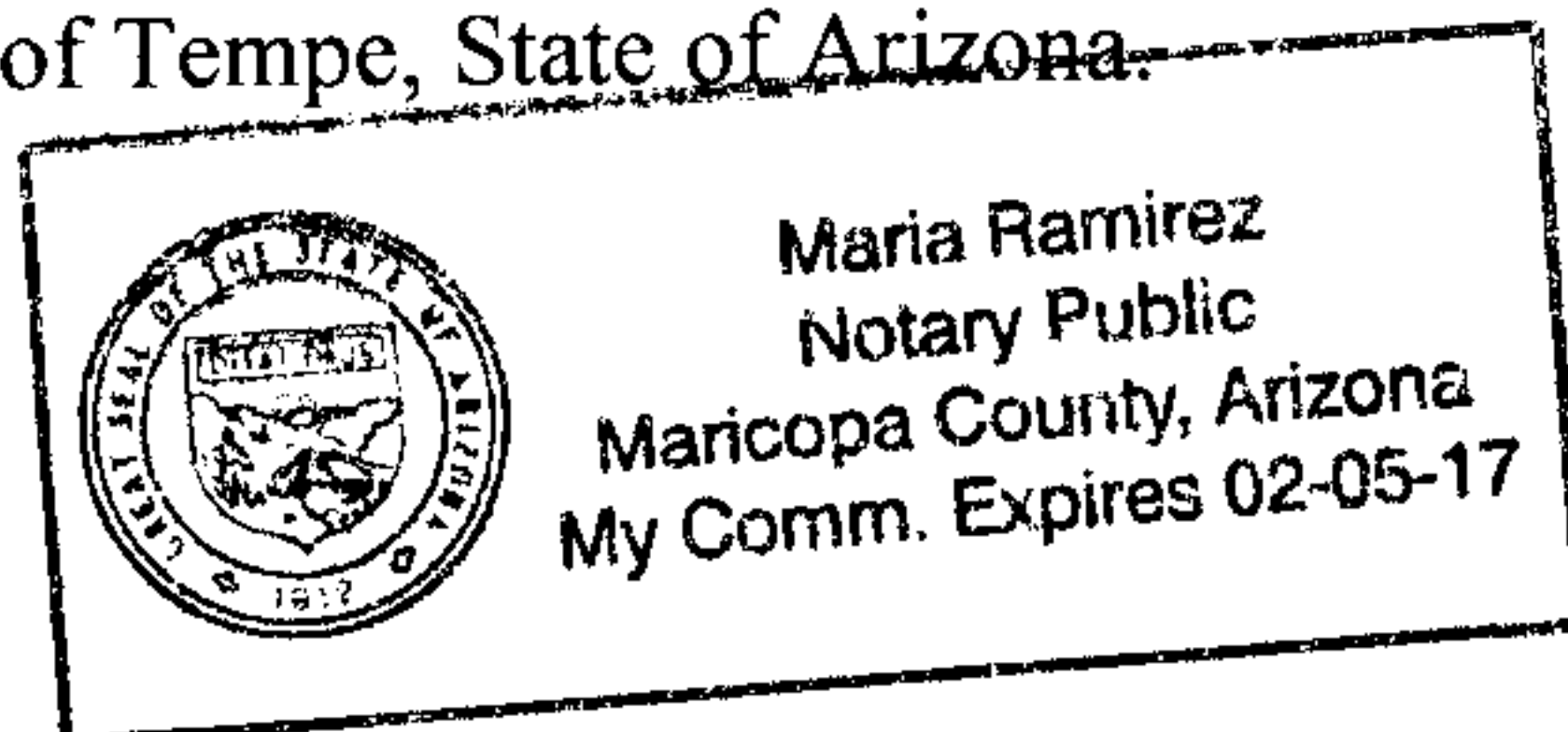
On the 24 day of May in the year 2013 before me, the undersigned, personally appeared

Kelvan E. Raff

, 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

MARIA RAMIREZ



**EXHIBIT 'A'**

File No.: **7912001n (mo)**

Property: **1566 Oak Park Drive, Helena, AL 35080**

**LOT 26, ACCORDING TO THE SURVEY OF OAK PARK HIGHLANDS, SECTOR 3, AS RECORDED  
IN MAP BOOK 26, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**A.P.N. 12-6-13-0-000-001-034 and 12-6-13-0-000-001-034**

 **DEES**  
**47149770**

**AL**

**FIRST AMERICAN ELS**  
**SUBORDINATION OF MORTGAGE**



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



20130701000269460 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
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