



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

76891802 - Rec 2nd


20130725000303020 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/25/2013 11:59:08 AM 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~~

57872668-2145837

SUBORDINATION OF MORTGAGE

MERS Phone 1-888-679-6377
MIN# 100015700083150405

Acct# 89843359

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: 07/08/2013

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Pinnacle Bank, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$27,000.00 dated July 23, 2007 and recorded July 30, 2007, as Instrument No. 20070730000353580, Book NA, Page NA, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

Lot 11, according to the Survey of Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama.

Property Address: 144 Sunset Trail, Alabaster, Alabama 35007

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, Andy Moncrief, a married man join herein by Kyra Moncrief, his 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 Forty Three Thousand Seven Hundred Twenty Five Dollars and 00/100 (\$143,725.00), 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.


Tricia Reynolds

_____, Assistant Secretary


Witness 1

Michael Erickson


Witness 2

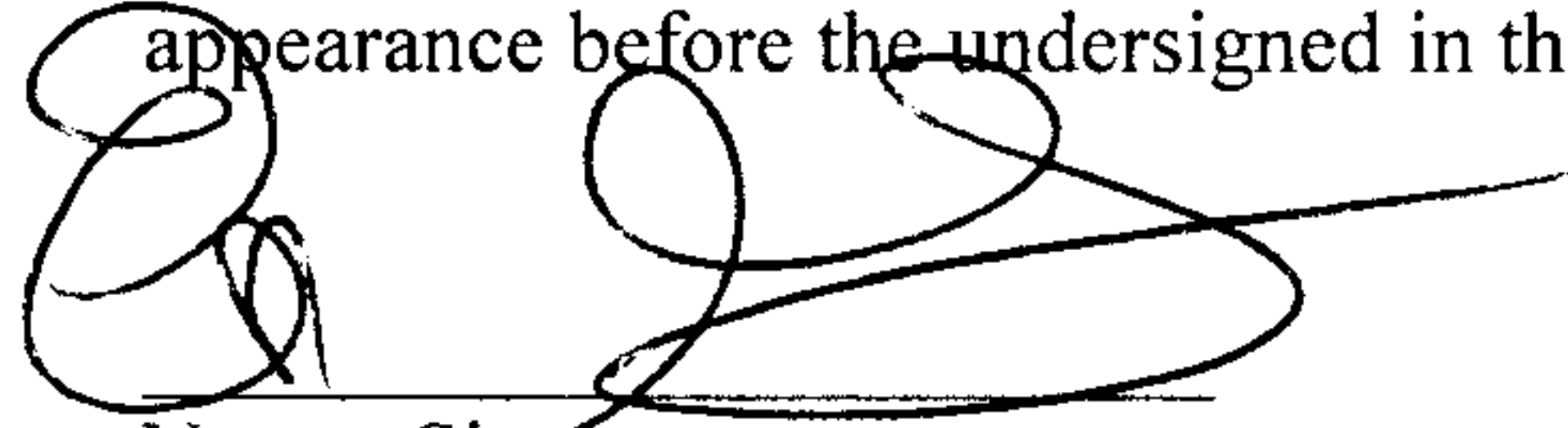
Raymond Love

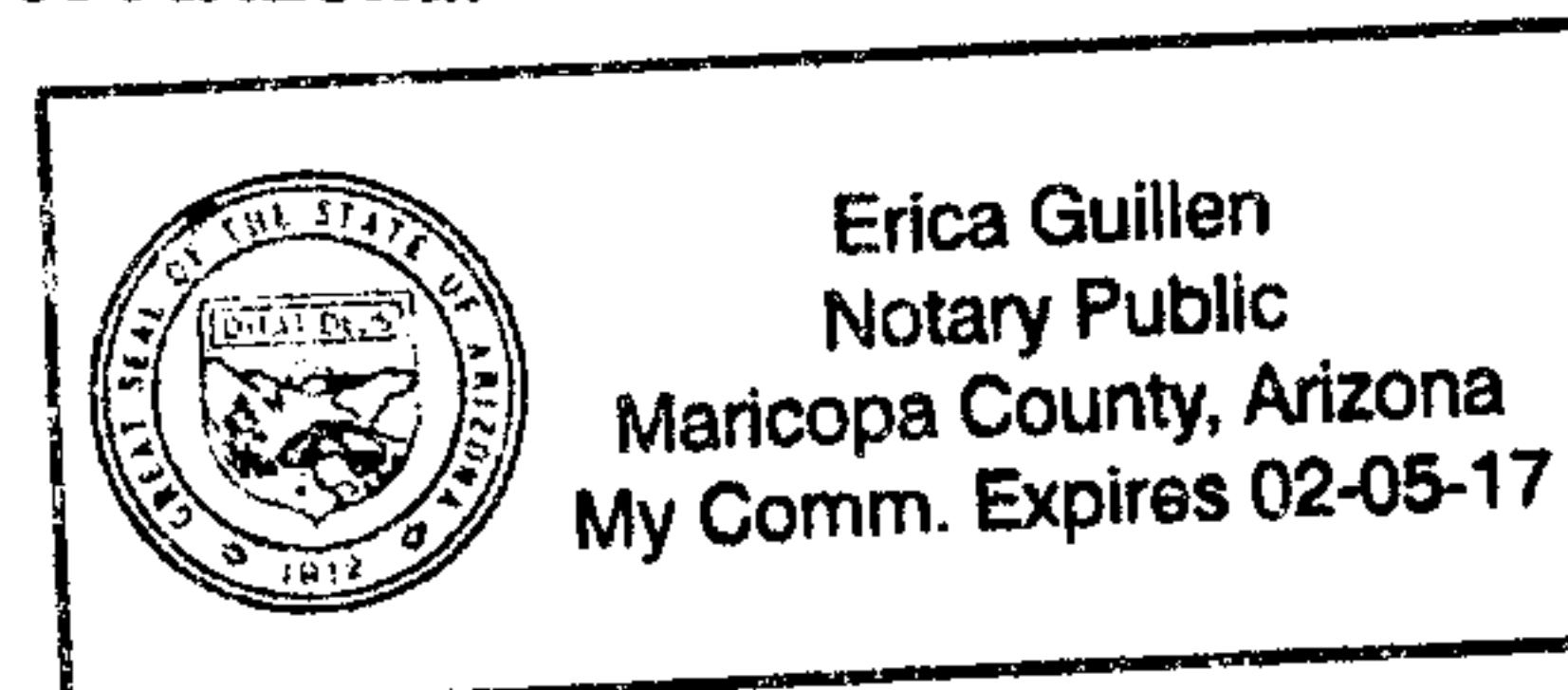
State of Arizona}
County of Maricopa} ss.

On the 9th day of July in the year 2013 before me, the undersigned, personally appeared

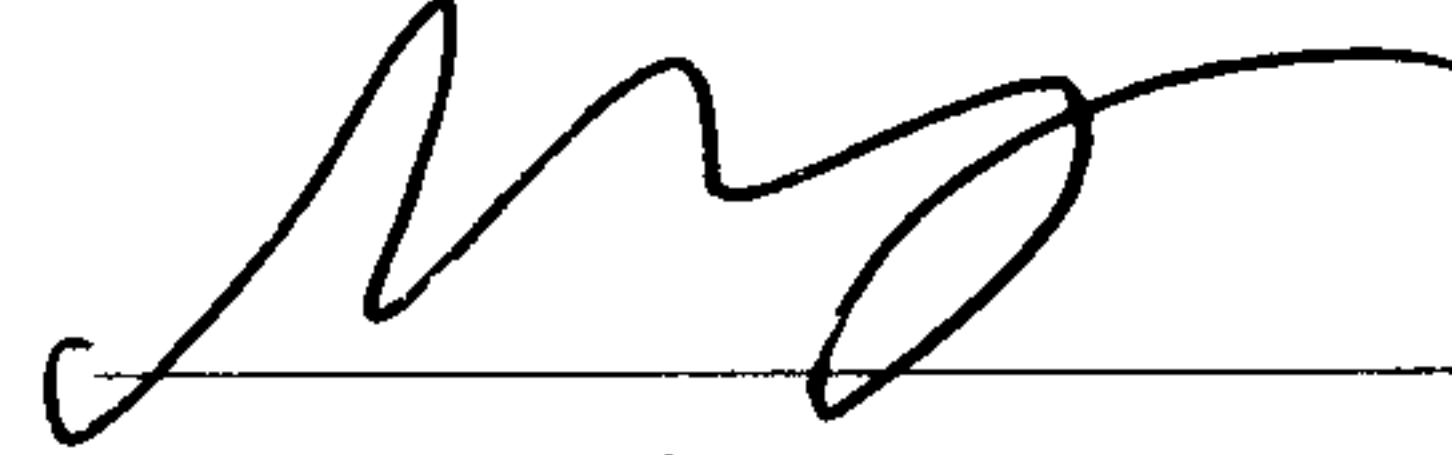
Tricia Reynolds

_____, 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.

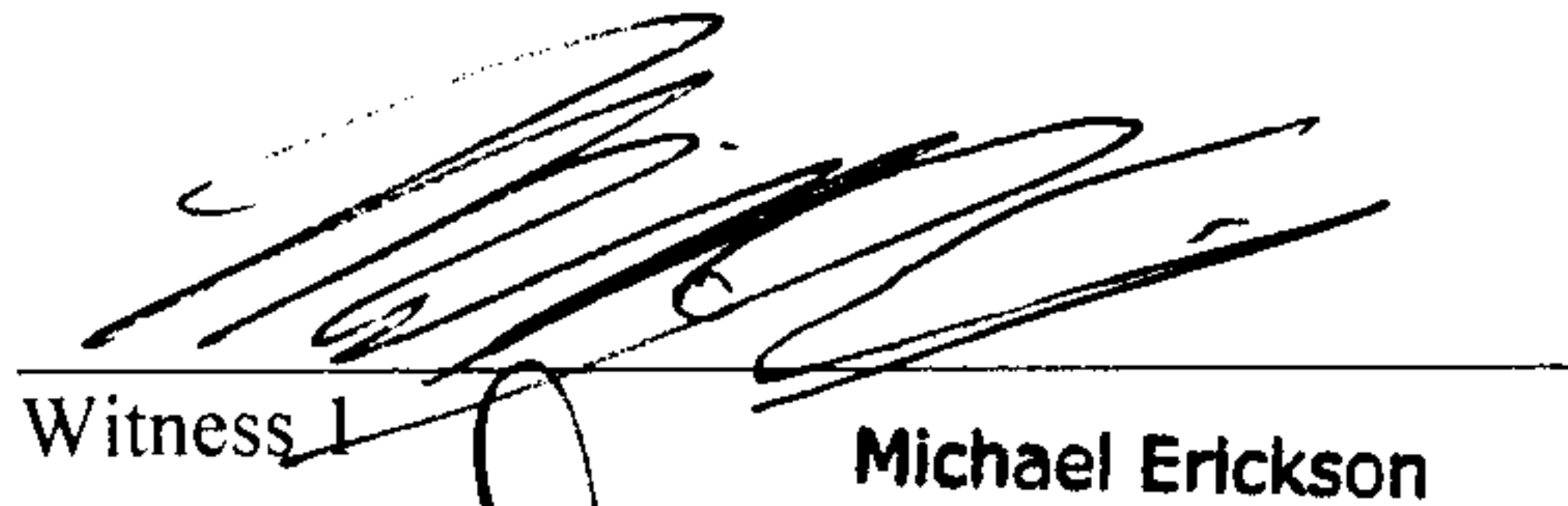

Notary Signature



Green Tree Servicing LLC



Michael Salen, Assistant Vice President



Witness 1 Michael Erickson



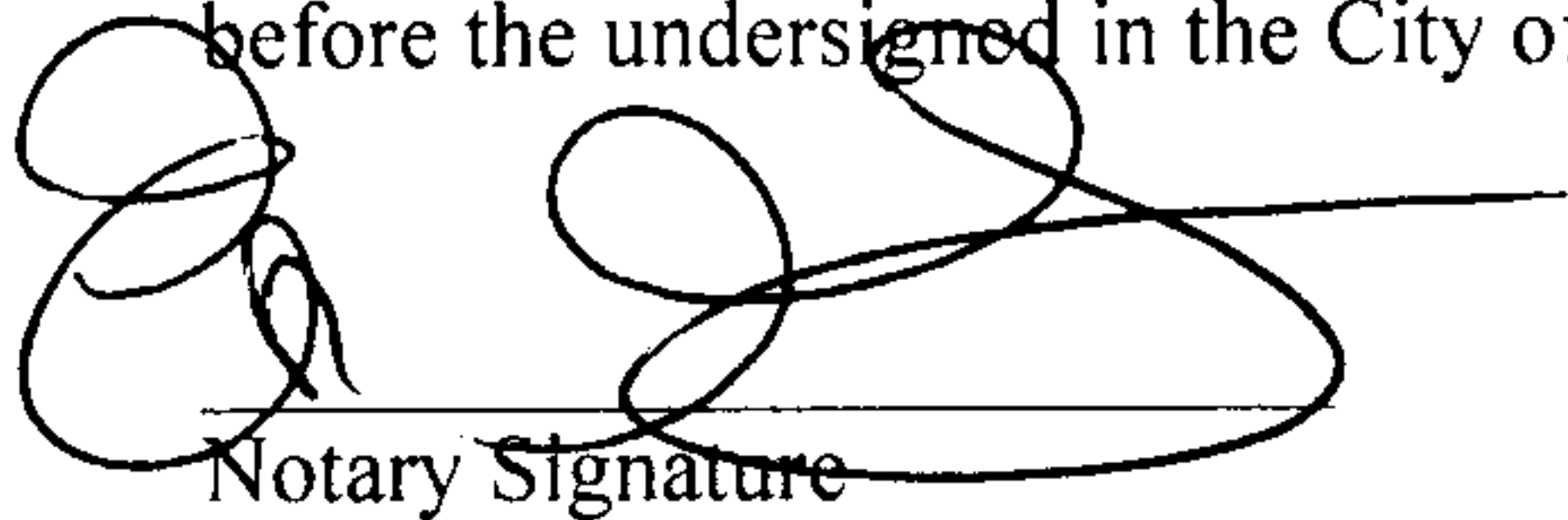
Witness 2 Raymond Love

State of Arizona}
County of Maricopa} ss.

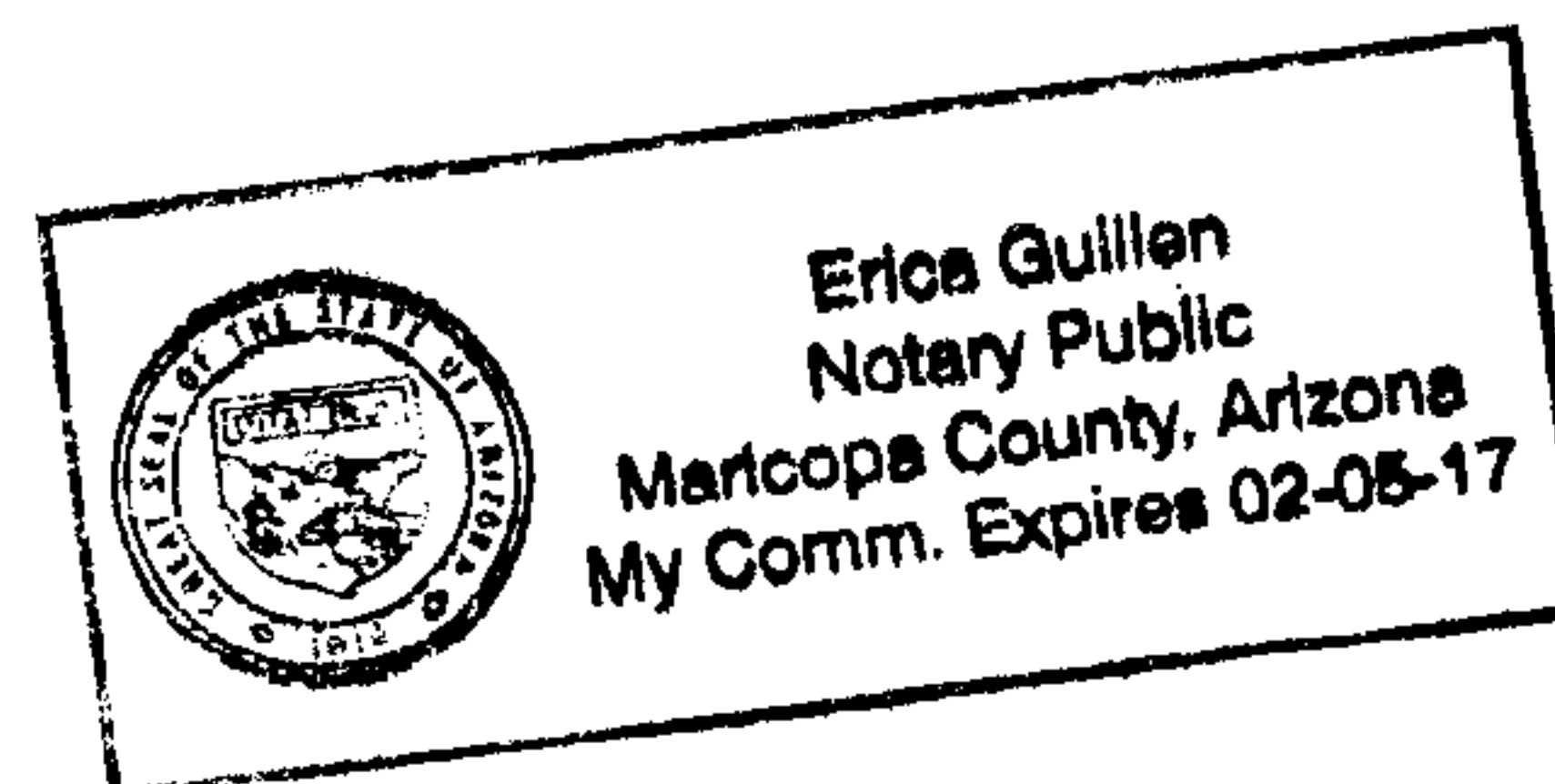
On the 9th day of July in the year 2013 before me, the undersigned, personally appeared

Michael Salen

, 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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