



20131127000464690 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/27/2013 01:13:02 PM FILED/CERT

This instrument was prepared by:

Name: Stacy Taylor
Green Tree Servicing LLC
7360 South Kyrene Road T316
Tempe, AZ 85283

*WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*

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

SUBORDINATION OF MORTGAGE

7931294N
Acct# 89878566

47353994

MERS Phone 1-888-679-6377
MIN# 100133700023902623

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: October 4, 2013

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 \$28,000.00 dated September 28, 2007 and recorded October 2, 2007, as Instrument No. 20071002000461050, 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 Callaway Cove Townhomes Plat No. 2, as recorded in Map Book 37, Page 113, in the Probate Office of Shelby County, Alabama.

Property Address: 317 Calloway Terrace, Pelham, AL, 35124

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, Melissa Susan Burton, A Single Individual, 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 One hundred and seven thousand seven hundred and ninety four Dollars and 00/100 (\$107,794.00), 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. 20131017000413600, Book —, Page —.
At 10-17-2013

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 Ricky Booker

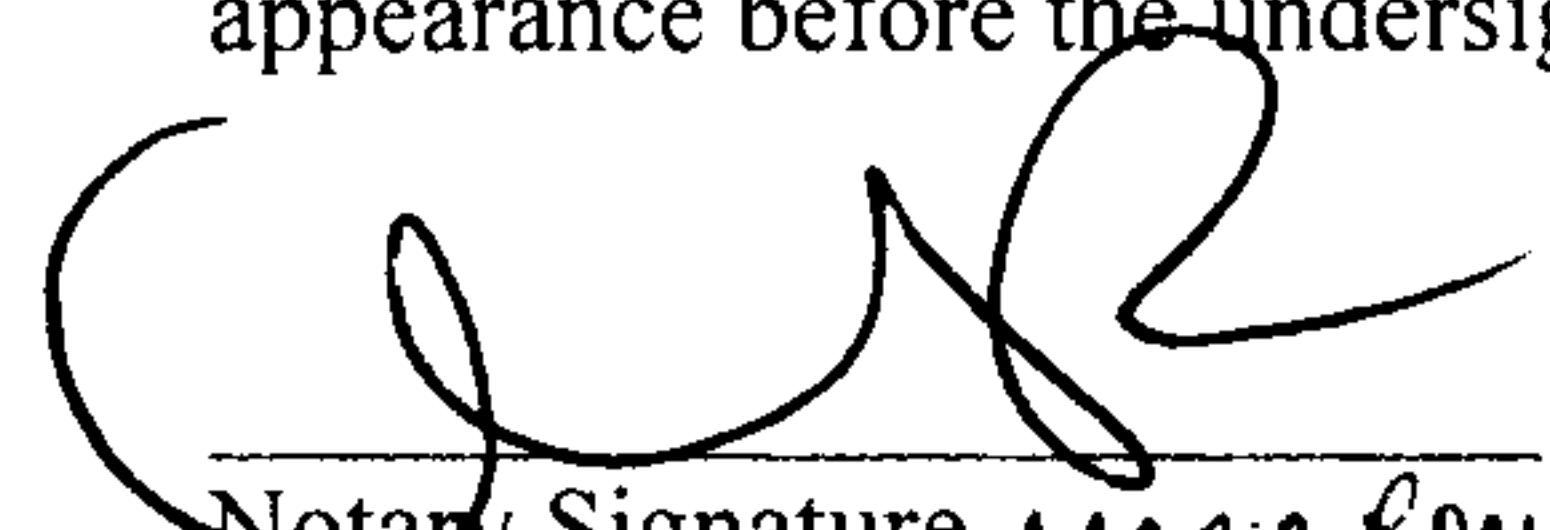

Witness 2 Sam Yoeun


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State of Arizona}
County of Maricopa} ss

On the 7 day of October 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

MERS Subordination - Mortgage, 02/18/2013



Maria Ramirez
Notary Public
Maricopa County, Arizona
My Comm Expires 02-05-17

FRM-102

Green Tree Servicing LLC



Raymond Love, Assistant Vice President

Witness 1


Ricky Booker

Witness 2


Sam Yoeun

State of Arizona}
County of Maricopa} ss.

On the 1 day of October in the year 2013 before me, the undersigned, personally appeared

Raymond Love, 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



Maria Ramirez
Notary Public
Maricopa County, Arizona
My Comm. Expires 02-05-17



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