

This instrument was prepared by: Alicia Tensley
After Recording Return To:
Alabama Housing Finance Authority
ATTN: Alicia Tensley
P.O. Box 242967
Montgomery, Al 36124
Loan #10951684

Subordination Agreement

(Modified Mortgage)

Date: February 10, 2014

Legal Description

Lot 7-24, according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for Records as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property Address: 2005 Springfield Drive Chelsea, Alabama 35043

Subordinating Lender:

Junior Mortgage-New South Federal Savings Bank
Date: October 30, 2009
Borrower: Shagala Fuller, a single woman
Trustee: Mortgage Electronic Registration Systems (MERS)
Recording information: Instrument Number 20091105000413660 November 5, 2009
Original principal amount: \$4,770.00

Senior Lender:

Original Mortgage-New South Federal Savings Bank
Date: October 30, 2009
Borrower: Shagala Fuller a single woman
Note secured by Original Mortgage:
Dated: October 30, 2009
Original principal amount: \$156,120.00
Recording information: Instrument Number 20091105000413650, November 5, 2009

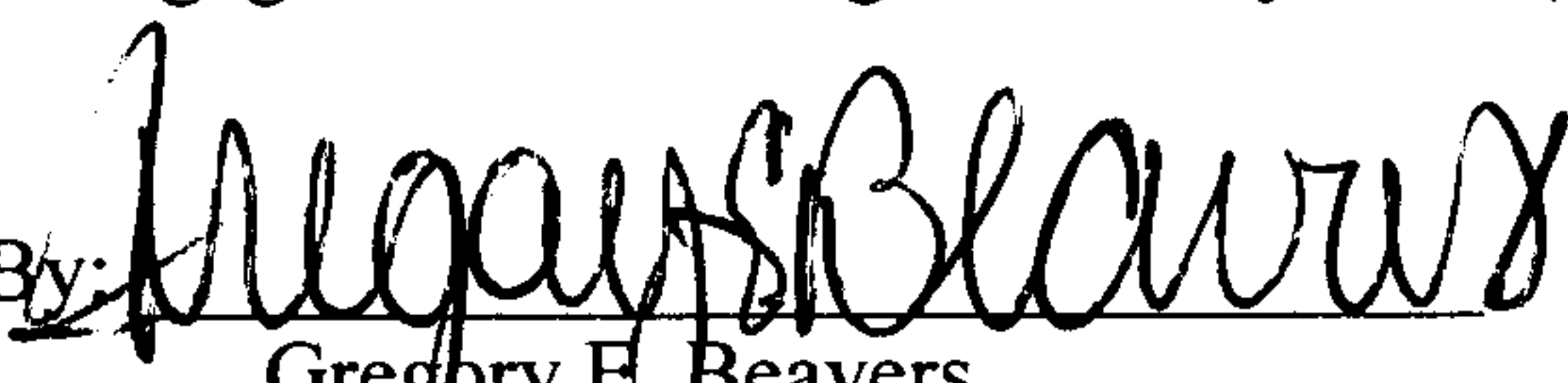
Modified Mortgage January 9, 2014-New South Federal Savings Bank

Borrower: Shagala Fuller, a single woman
Modified Note secured by Modified Mortgage:
Dated: February 10, 2014
Modified principal amount: \$146,311.34

Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title. For value received and to induce the Senior Lender to modify the Original Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage regardless of any renewal, extension or further modification of the Modified Mortgage.

This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender.

Mortgage Electronic Registration Systems (MERS)

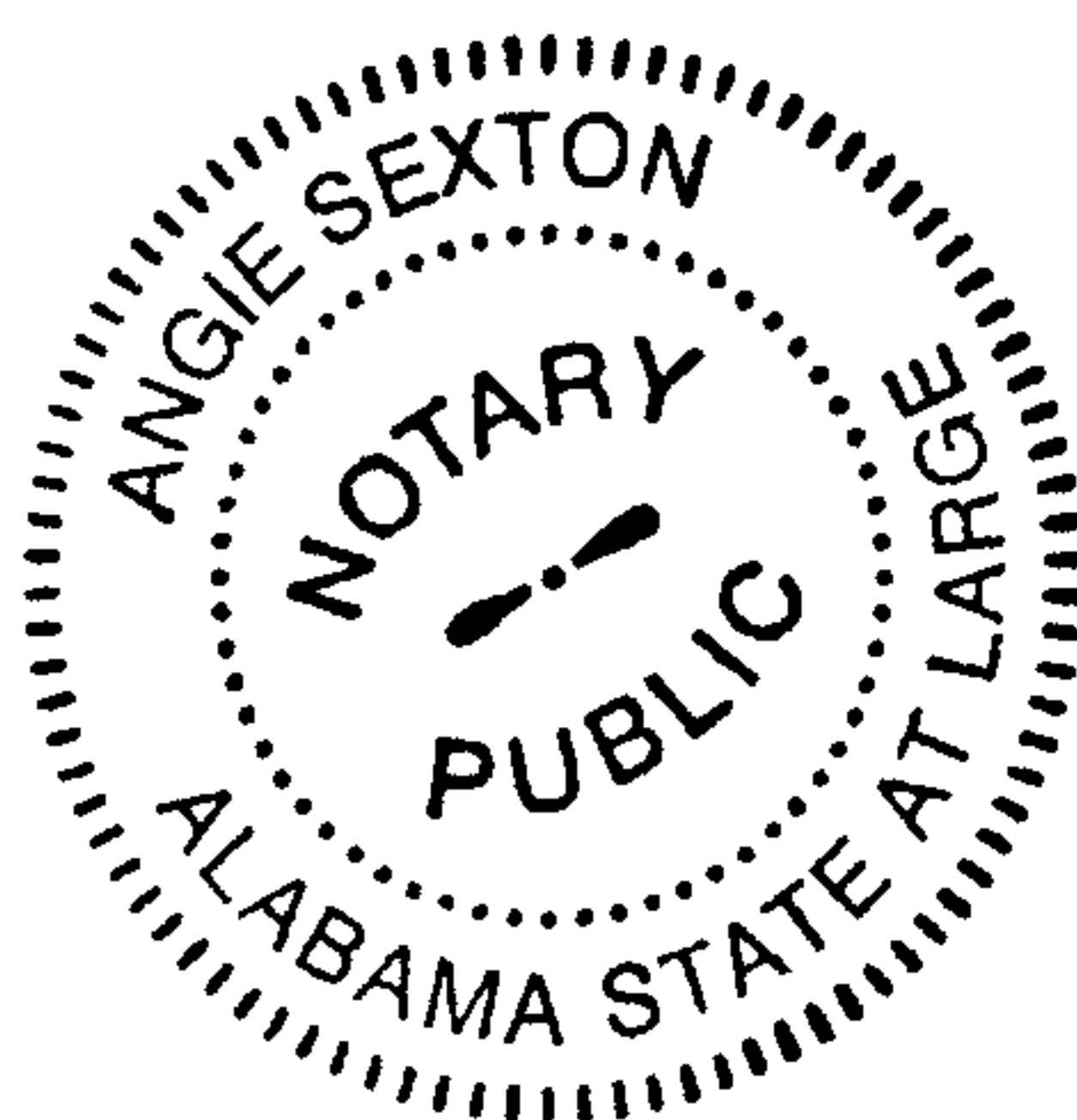
By: 
Gregory E. Beavers
Assistant Secretary

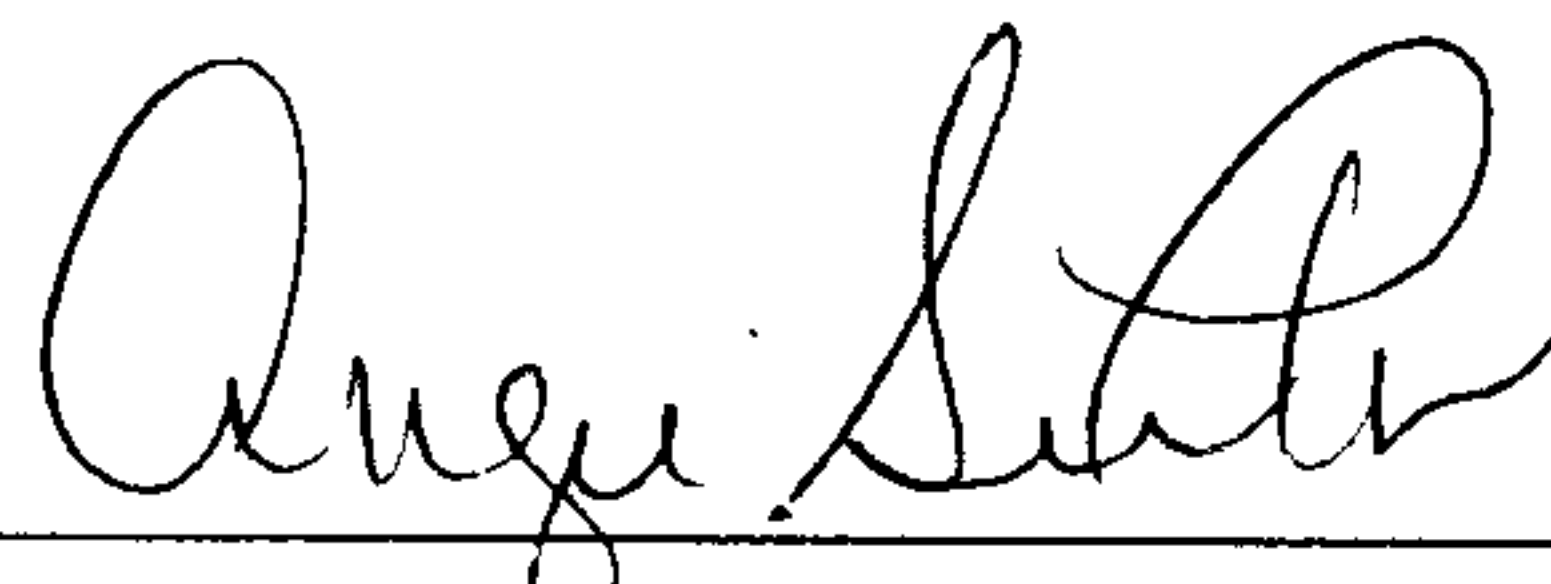
STATE OF ALABAMA

COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said county in said state, do hereby certify that, Gregory Beavers whose name as Assistant Secretary of the MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. ("MERS"), a corporation, is signed to the foregoing Subordination Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Subordination Agreement, she, as such Servicing Manager and with full authority to act on behalf of said corporation, executed the same voluntarily for and as the act of the corporation on the day the same bears date.


Given under my hand the 10th day of February, 2014.




Notary Public

My Commission Expires: _____

My commission expires 09/18/2017


20140331000090590 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/31/2014 01:47:00 PM FILED/CERT