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08/19/2015 09:27:59 AM
SUBAGREM 1/5

Prepared by:
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Law Offices of Lauren Sonnier, PLLC
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Return to:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 300
Cleveland, OH 44114

STATE OF ALABAMA
COUNTY OF SHELBY

SUBORDINATION AGREEMENT

Subordinating Lender: "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender, United Mortgage Lenders, Inc., and Lender's Successors and Assigns. MERS is organized and existing under the law of Delaware and has a mailing address of P. O. Box 2026, Flint, MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. FOR PURPOSES OF RECORDING THIS DOCUMENT, MERS IS THE MORTGAGEE OF RECORD (hereinafter referred to as "MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns")

MIN: 1000525-5004662440-8

The MERS telephone number is (888) 679-MERS.

Property Owner:

DOUGLAS P. COLE and RUTH H. COLE (hereinafter referred to as "Property Owners")

1269 Greystone Parc Drive
Birmingham, AL 35242



() _____
and

New Lender:

GREEN TREE SERVICING, LLC (hereinafter referred to as "GREEN TREE SERVICING, LLC")

1100 Virginia Drive
Ft. Washington, PA 19034

() _____

 COLE
49564026
AL
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT


Indexing Instructions: Lot 34, according to the survey of the Parc at Greystone

WITNESSETH:

WHEREAS, Property Owners own certain property described in Exhibit A

and;

WHEREAS, Property Owners have given a Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, which Mortgage and Note is in the principal amount of \$37,303.00 and dated December 29, 2004, and recorded in Instrument No. 20050105000003680 in the office of the Records Office of SHELBY County, Alabama; and

WHEREAS, Property Owners have applied to GREEN TREE SERVICING, LLC, for a loan to be made to Property Owners and to be evidenced by a promissory note secured by a Mortgage and Note covering certain real property described in Exhibit A, which property is currently subject to the prior lien of the Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns GREEN TREE SERVICING, LLC, will make such loan to Property Owners only on the condition precedent that such Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, be subordinated to the lien of the Mortgage and Note described below to be given by Property Owners to GREEN TREE SERVICING, LLC.

WHEREAS, in order to accommodate said loan by GREEN TREE SERVICING, LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, has agreed to entered into this subordination agreement thereby placing GREEN TREE SERVICING, LLC, into a first lien position; and

WHEREAS, the parties have entered into this Subordination Agreement to evidence their understanding.

NOW THEREFORE, BE IT KNOWN, for and in consideration of the mutual promises and covenants contained herein and certain other good and valuable considerations, the receipt and sufficiency of which the parties acknowledge, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, does hereby declare its indebtedness and the Mortgage and Note securing same to be subordinate to the lien of GREEN TREE SERVICING, LLC, in that Mortgage and Note in an amount not to exceed \$245,700.00 and dated 7-9-, 2015.

NOW THEREFORE, BE IT FURTHER KNOWN, that the above-mentioned Mortgage and Note executed by Property Owners in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, in the principal amount of \$37,303.00 and dated December 29, 2004, and recorded in Instrument No. 20050105000003680 in the office of the Records Office of SHELBY County, Alabama, is hereby made subordinate to that certain Mortgage executed by Property Owners in favor of GREEN TREE SERVICING, LLC, in that Mortgage and Note in an amount not to exceed \$245,700.00 and dated 7-9-, 2015. It is the intent of this instrument and the parties that the Mortgage and Note in favor of GREEN TREE SERVICING, LLC, in that ^{*}Mortgage and Note in an amount not to exceed \$245,700.00 and dated 7-9-, 2015, is to be a first lien on the subject property and will at all times be superior and prior to the Mortgage and Note in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED MORTGAGE LENDERS, INC., its successors and assigns, in the principal amount of \$37,303.00 and dated December 29, 2004,

** Recording concurrently herewith*

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and recorded in Instrument No. 20050105000003680 in the office of the Records Office of
SHELBY County, Alabama.

WITNESS MY SIGNATURE, on this the 11th day of June, 2015.

Mortgage Electronic Registration Systems,
Inc., acting solely as a nominee for Lender,
United Mortgage Lenders, Inc., and
Lender's Successors and Assigns

By: Keith E. Minch
Its: Assistant Secretary

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for said state and
county, Keith Minch who is Assistant Secretary of
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for UNITED
MORTGAGE LENDERS, INC., its successors and assigns, a Delaware corporation, who
acknowledge that he/she signed, executed, sealed and delivered the above and foregoing
subordination agreement on the day and year therein mentioned for and on behalf and as the act
and deed of said corporation, they being duly authorized so to do.

Given under my hand and official seal on this 11th day of June, 2015.

My Commission Expires: 6/15/2016
Notary Public
Kristin M. Gillespie
Kristin M Gillespie

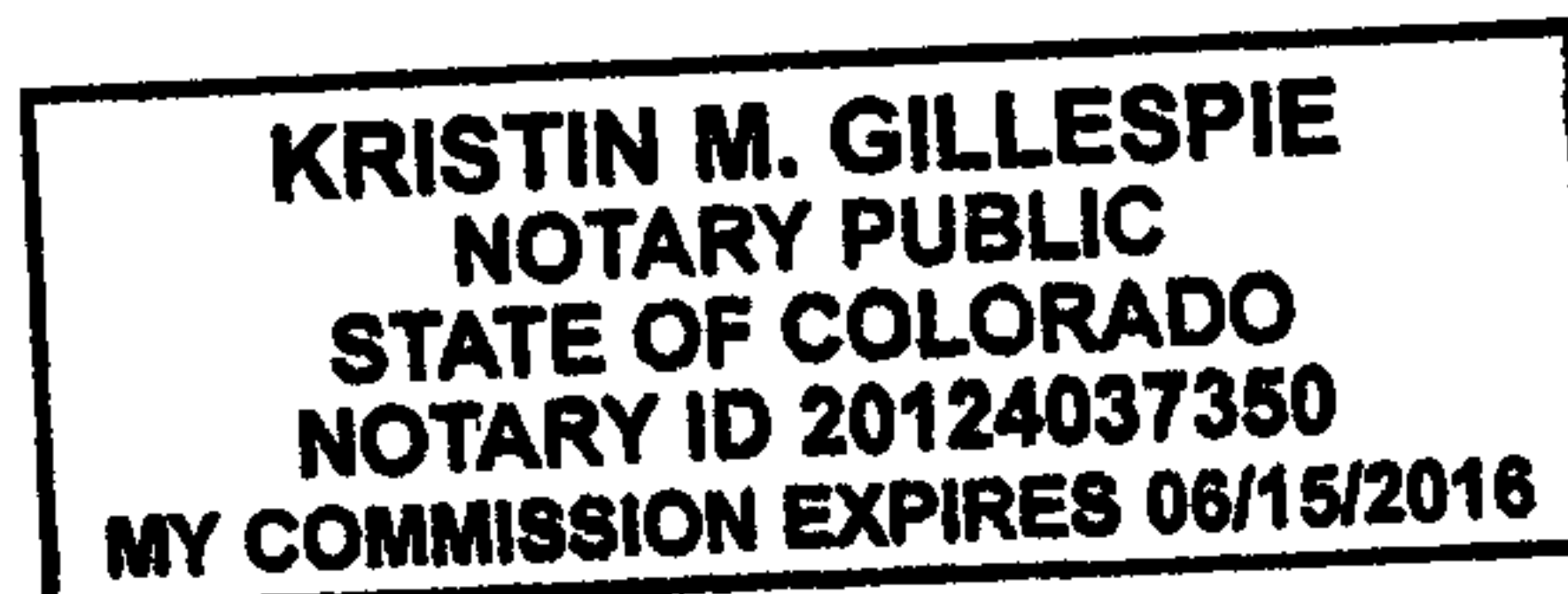


EXHIBIT A

Real property in the City of BIRMINGHAM, County of SHELBY, State of Alabama, described as follows:

LOT 34, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to DOUGLAS P. COLE AND RUTH H. COLE, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP from HPH PROPERTIES, LLC, by deed dated 12/29/2004 and recorded 01/05/2005 IN INSTRUMENT NO. 20050105000003660 of official records.

Commonly known as: 1269 GREYSTONE PARC DR, BIRMINGHAM, AL 35242
APN #: 03-8-28-0-006-034-000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/19/2015 09:27:59 AM
\$28.00 JESSICA
20150819000288190

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the County Clerk.