


20160928000355630
09/28/2016 12:57:51 PM
SUBAGREM 1/3

This instrument was prepared by:


Name: Claudia Sanchez
Ditech Financial LLC
7360 South Kyrene Road T316
Tempe Arizona 85283

*WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1500 SOLANA BLVD, BLDG. 6
WESTLAKE, TX 76262
ATTN: RECORDING*

SUBORDINATION OF MORTGAGE

Acct# 89827777

MERS Phone 1-888-679-6377
MIN# 100133700018570005

Subordination Agreement is null and void if: Not recorded within 90 days of effective date, corrections or changes are made or provisions defined herein are not met.

Effective Date: July 7, 2016

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), whose address is 1901 East Voorhees Street, Suite C, Danville, IL 61834, which is acting solely as nominee for Countrywide Bank, N.A., whose address is 1199 North Fairfax St. Ste.500, Alexandria, VA 22314, beneficiary of the Mortgage, its successors and assigns, and holder of a Mortgage in the amount of \$24,000.00 dated December 15, 2006 and recorded December 27, 2006, as Instrument No. 20061227000627200, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN WEST ALONG THE SOUTH LINE THEREOF 645.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 210.00 FEET; THENCE 102 DEG. 50 MIN. 52 SEC. RIGHT RUN NORTHERLY 210.00 FEET TO THE SOUTHERLY R/W OF A 30 FOOT EASEMENT; THENCE 77 DEG. 09 MIN. 08 SEC. RIGHT RUN EASTERLY 210.00 FEET; THENCE 102 DEG. 50 MIN. 52 SEC. RIGHT RUN SOUTHERLY 210.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Property Address: 68 Mountain View Ln, Columbiana, Alabama 35051-4145

WHEREAS, Ditech Financial LLC is the servicer or sub-servicer, hereinafter referred to as "Servicer," for the note that is secured by the Existing Mortgage;

WHEREAS, James Martindale, a single man, is/are the owner(s) (the "Owners") of said property;

WHEREAS, it is necessary that the new lien to Ditech Financial LLC, 3000 Bayport Drive, Suite 880, Tampa, FL 33607, its successors and/or assigns, which secures a note in the amount not to exceed Ninety-four Thousand Five Hundred Thirty-four Dollars and 00/100 (\$98,534.00), 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. * 20160824000305090, Book N/A, Page N/A.

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.

Stephanie Rodgers, Assistant Secretary

Claudia Sanchez
Witness 1 Name: Claudia Sanchez

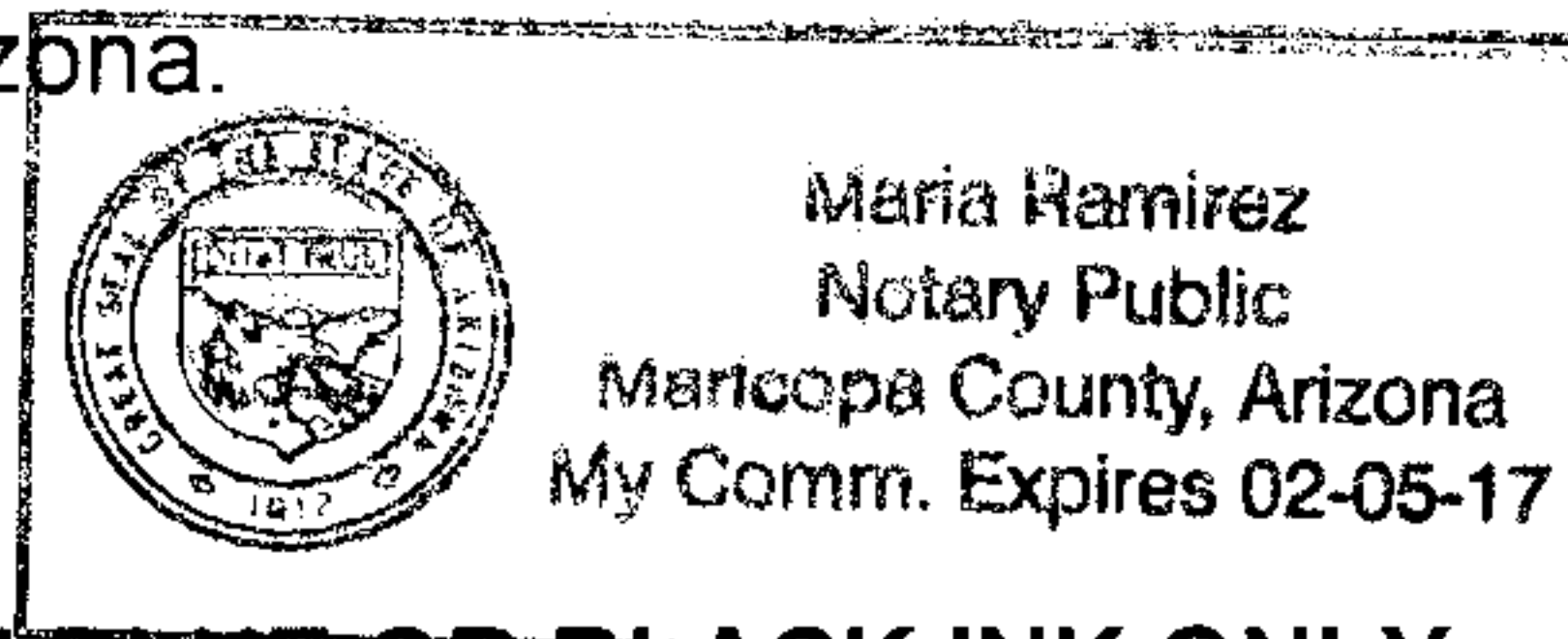
Mary Ann Selim
Witness 2 Name: Mary Ann Selim

State of Arizona}
County of Maricopa} ss.

On the 8 day of July in the year 2016 before me, the undersigned, personally

appeared Stephanie Rodgers, 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.

Maria Ramirez
Notary Signature

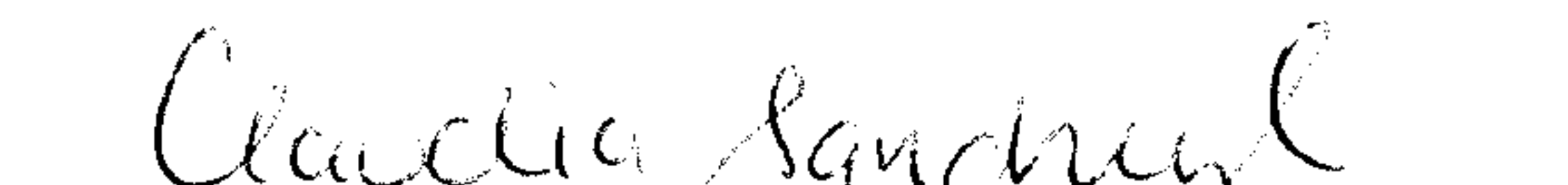


PLEASE SIGN IN BLUE OR BLACK INK ONLY


Ditech Financial LLC



Danielle Harris, Assistant Vice President


Witness 1 Claudia Sanchez

Name: _____


Witness 2 Mary Ann Selim

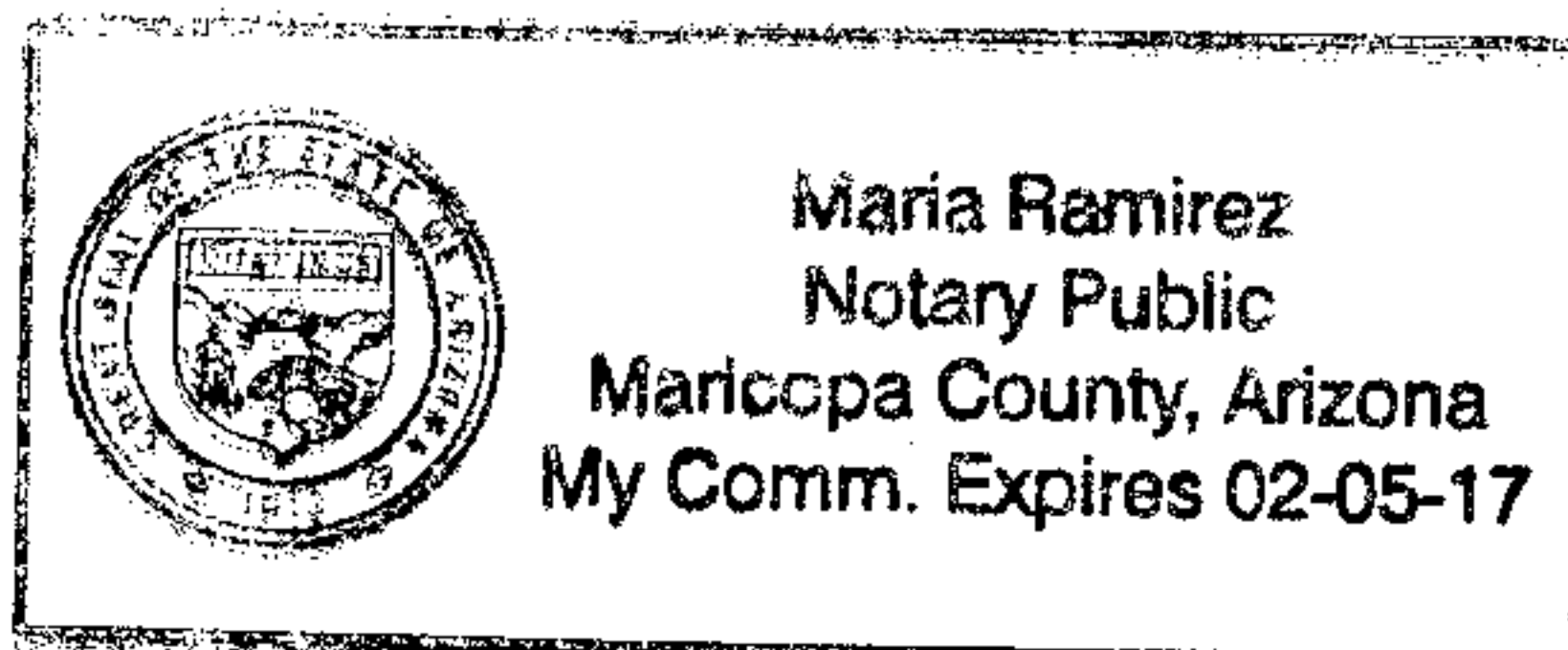
Name: _____

State of Arizona}
County of Maricopa} ss.

On the 28 day of July in the year 2016 before me, the undersigned, personally
appeared Danielle Harris

, Assistant Vice President of Ditech Financial 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



PLEASE SIGN IN BLUE OR BLACK INK ONLY



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/28/2016 12:57:51 PM
\$21.00 CHERRY
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