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01/17/2017 11:24:34 AM
SUBAGREM 1/4

Return to:
First American Mortgage Solutions
Attn: Recording Team
1500 Solana Blvd. Bldg. 6 Suite 6200
Westlake, TX 76262

Order Number:
52070746LA

MIN No.: 1000697-8250407233-0
MERS Phone No.: (888) 679-6377

STATE OF ~~ALABAMA~~ *Colorado* (TIT)
COUNTY OF ~~SHELBY~~ *Douglas*

SUBORDINATION AGREEMENT

Subordinating Lender:
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for
GMAC MORTGAGE CORPORATION, its successors and assigns**
Address: P.O. Box 2026, Flint MI 48501-2026
(888) 679-6377

Property Owner:
DAVID DOW COGGIN and MEGAN ASHLEIGH COGGIN (hereinafter referred to as
"Property Owners")
Address: 101 Shore Front Lane, Wilsonville, AL 35186


and

New Lender:
DITECH FINANCIAL, LLC
Address: 3000 Bayport Drive, Suite 880, Tampa, FL 33607
(651) 293-4800

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., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns, which Mortgage and Note is in the principal amount of \$162,600.00, and recorded October 25, 2006 as Instrument Number 20061025000526340, in the office of the Records Office of Shelby County, Alabama; and

WHEREAS, Property Owners have applied to DITECH FINANCIAL, 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., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns. DITECH FINANCIAL, LLC, will make such loan to Property Owners only on the condition precedent that such Mortgage and Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns be subordinated to the lien of the Mortgage and Note described below to be given by Property Owners to DITECH FINANCIAL, LLC.

WHEREAS, in order to accommodate said loan by DITECH FINANCIAL, LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns has agreed to entered into this subordination agreement thereby placing DITECH FINANCIAL, 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., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns does hereby declare its indebtedness and the Mortgage and Note securing same to be subordinate to the lien of DITECH FINANCIAL, LLC, in that Mortgage and Note in an amount not to exceed \$254,300.00 and dated _____, 20____.

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., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns in the principal amount of \$162,600.00, and recorded October 25, 2006 as Instrument Number 20061025000526340, 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 DITECH FINANCIAL, LLC, in that Mortgage and Note in an amount not to exceed \$254,300.00 and dated _____, 20____. It is the intent of this instrument and the

parties that the Mortgage and Note in favor of DITECH FINANCIAL, LLC, in that Mortgage and Note in an amount not to exceed \$254,300.00 and dated _____, 20____, 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., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns in the principal amount of \$162,600.00, and recorded October 25, 2006 as Instrument Number 20061025000526340, in the office of the Records Office of Shelby County, Alabama.

WITNESS MY SIGNATURE, on this the 9 day of December, 2016.

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., solely as
nominee for GMAC MORTGAGE
CORPORATION, its successors and assigns**

*Coggin Sub
Approval*



By: Jessy McDaniel

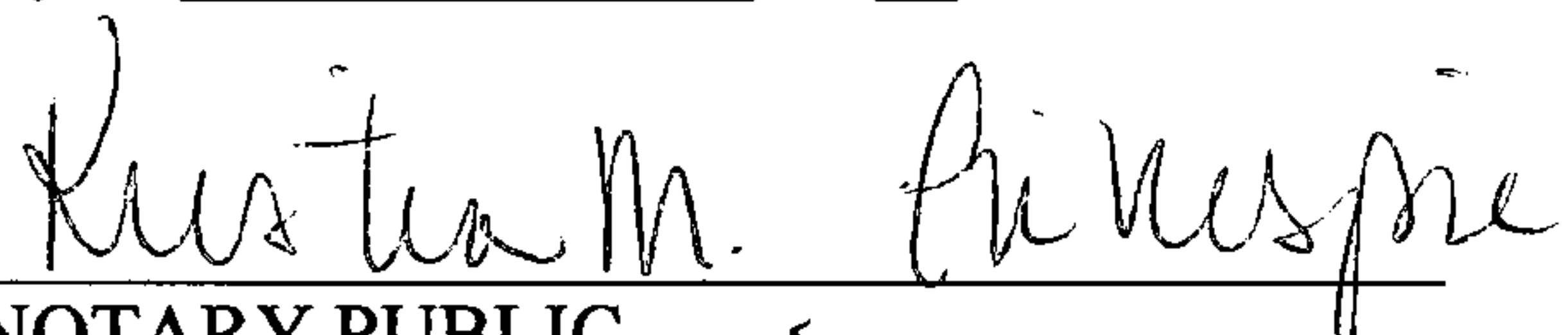
Its: Assistant Secretary

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for said state and county, Jessy McDaniel who is Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for GMAC MORTGAGE CORPORATION, its successors and assigns**, 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 9 day of December, 2016.


NOTARY PUBLIC
Kristin M Gillespie

My Commission Expires:

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

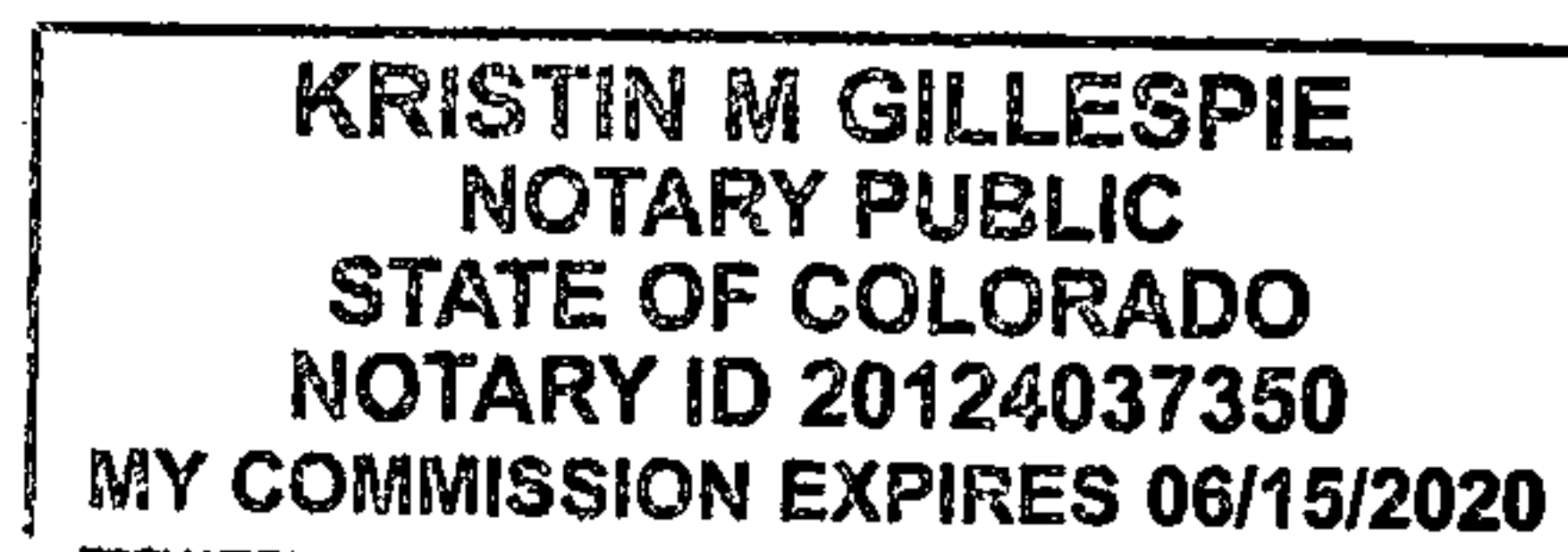


EXHIBIT A

Real property in the City of Wilsonville, County of Shelby, State of Alabama, described as follows:

Lot 125, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, reservations, and limitations of record, if any.

Being all of that certain property conveyed to DAVID DOW COGGIN and MEGAN ASHLEIGH COGGIN, husband and wife, from MCGINNIS CONSTRUCTION CO., INC., by deed dated October 7, 2005 and recorded October 27, 2005 as Instrument Number 20051027000560510, of Official Records.

Commonly known as: 101 Shore Front Lane, Wilsonville, AL 35186

APN: 08 9 31 4 002 005.000

COGGIN
52070746 AL
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/17/2017 11:24:34 AM
\$26.00 CHERRY
20170117000019890

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right of the official text block.