

Prepared by: James R. Moncus, Jr.  
1318 Alford Avenue  
Suite 102  
Birmingham, Alabama 35226

STATE OF ALABAMA ]

JEFFERSON COUNTY ]

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That, SPINKS FINANCIAL SERVICES, INC.  
(the "Assignor"), for value received to it in hand  
paid by SYNOVUS MORTGAGE CORP.  
2100B SOUTHBRIDGE PARKWAY (the "Assignee"), does hereby  
BIRMINGHAM, ALABAMA 35209  
transfer and assign unto the Assignee without recourse all of the Assignor's  
right, title and interest in and to that certain mortgage executed by  
William T. Mitchell and wife,  
Robyn J. Mitchell dated January 10, 1996 and recorded in  
Real Inst # 1996-2099, at Page       , in the Probate Office of Shelby  
County, Alabama, together with the debt secured thereby and all of the Assignor's  
right, title and interest in and to the property therein described, without recourse  
against the Assignor. This Assignment is made without covenant or warranty,  
express or implied, by the Assignor in any case or event, or for any purpose whatsoever.

In WITNESS WHEREOF, the Assignor has caused this instrument to be executed on  
this 10th day of January 1996,

SPINKS FINANCIAL SERVICES, INC.  
By: [Signature]  
JASON E. SPINKS  
Its: PRESIDENT

STATE OF ALABAMA ]

JEFFERSON COUNTY ]

I, the undersigned, a Notary Public in and for said County and in said State,  
hereby certify that JASON E. SPINKS, whose name as  
PRESIDENT of SPINKS FINANCIAL SERVICES, INC., a corporation is signed to  
the foregoing instrument, and who is known to me, acknowledged before me on this  
date that being informed of the contents of the instrument, he/she, with full  
authority, executed the same voluntarily on the date the same bears date as the  
act of said SPINKS FINANCIAL SERVICES, INC.

Given under my hand and official seal on this 10TH day of  
JANUARY 1996

[Signature]  
Notary Public JAMES R. MONCUS, JR.  
My Commission Expires: 2/23/96

Inst # 1996-02100  
01/22/1996-02100  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
8:50