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ASSUMPTION AGREEMENT

THIS AGREEMENT made this 15th day of Nov. 19 84, by and between Andrew W. Ferretti and JoAnna Giangrosso Ferretti (Sellers); Real Estate Financing, Inc.

(Lender); and Sandra R. Hoffman and (Purchasers); witnesseth as follows:

WHEREAS, Sellers are liable for payment to the Lender of a Promissory Note in the original sum of \$ 45,250.00 dated March 16, 1979, which Note is secured by a Mortgage of the same date recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Property Book 389, at Page 599, securing the following described:

Lot 21, Block 2, Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 008 PAGE 992

and the Lender now being the owner and holder of said Note and Mortgage, and;

WHEREAS, Sellers have conveyed or are about to convey the said real property described in said Mortgage to the Purchasers; NOW THEREFORE, in consideration of the premises and of the agreement set forth herein, it is hereby agreed as follows:

1. Lender does hereby consent to the sale and conveyance of the property conveyed under Mortgage by Sellers to Purchasers.
2. Purchasers agree to perform each and all of the obligations provided in said Mortgage to be performed by Sellers at the time, and in the manner and in all respects as therein provided.
3. Purchasers agree to be bound by each and all of the terms and provisions of said Mortgage as though said Note and Mortgage, had originally been made, executed and delivered by Purchasers.
4. That the real property together with all improvements thereon described in said Mortgage shall remain subject to the lien, charge or encumbrances of said Mortgage, and nothing herein contained or done pursuant hereto shall effect or be construed to effect the liens, charges, or encumbrances or except as therein otherwise expressly provided to release or effect the liability under or on account of said Note and Mortgage.
5. That in this Agreement, the singular number includes the plural, and plural number includes the singular.



6. That this Agreement applies to and binds all parties hereto and the respective heirs, devisees, administrators, executors, successors and assigns.

Sandra R. Hoffman
PURCHASER

PURCHASER

Andrew W Ferrett
SELLER

SELLER

STATE ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, do certify that Andrew W. Ferretti and JoAnna Giangrosso Ferretti, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day of the same bears date.

GIVEN under my hand official seal this the 15th day of November 19 84.

NOTARY PUBLIC

11/20/84

COMMISSION

COMMISSION

STATE OF ALABAMA

COUNTY OF JEFFERSON

GIVEN under my hand official seal this the 15th day of November 19 84.

NOTARY/PUBLIC

11/20/84

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 16 AM 9:29

Thomas A. Snodgrass, Jr.
MUSEUM OF FREIGHTS

Rec. 5⁰⁰
Adv. 1⁰⁰
6⁰⁰