

ASSUMPTION AGREEMENT

THIS AGREEMENT made this 25th day of March 19 86,  
by and between Daniel C. Langham and Brigitte B. Langham  
(Sellers); Life Insurance Company of Georgia (Lender); and  
by: The Investment Centre, Inc.  
William J. Keegan and Mary Ann B. Keegan  
(Purchasers); witnesseth as follows:

WHEREAS, Sellers are liable for payment to the Lender of a Promissory  
Note in the original principal sum of \$ 40,000.00  
date December 27, 1979, which Note is secured by a Mortgage  
of same dated recorded in the Office of the Judge of Probate of Shelby  
County, Alabama, in Real ~~Property~~ Book 399, at Page  
449, securing the following described property:

Lot 2, Block 9, according to the map and survey of Southwind, Third Sector,  
as recorded in Map Book 7, Page 25 A & B, in the Probate Office of Shelby  
County, Alabama

and the Lender now being the owner and holder of said Note and Mortgage: and

BOOK 070 PAGE 288  
WHEREAS, said Mortgage provides that the Lender has the right to declare  
all sums secured by it immediately due and payable upon transfer or sale of  
the Mortgagor's interest in the property, but that such right may be waived  
by Lender if prior to the transfer of said property Lender and the Purchaser  
of the property reach agreement in writing that the credit of such persons  
is satisfactory to the Lender and that the interest rate payable on the sum  
secured by it shall be at a rate Lender shall request; 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. That the credit of the Purchasers is satisfactory to the Lender.

3. That after the March 1, 1986 payment has been made  
on said Note, the Sellers are not hereby released from further liability under  
said Note.

4. That the Purchasers will jointly and severally join in the execution  
of the original Note as co-makers thereof if so requested by the Lender and  
hereby covenant, and agree: (a) That the interest rate payable upon said Note  
and Mortgage shall hereafter be at the rate of 10.75 percent and that the  
Purchasers shall pay said Note in installments at the times, in the manner and  
in all respects as therein provided, and further, assume full liability for

*Courtney J. Dixon*

BOOK 070 PAGE 289

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FOR INVESTOR ONLY

STATE OF GEORGIA )  
Fulton County )

I, Nancy Kephart, a Notary Public in and for  
said County in said State, do hereby certify that Maurice M. Moore  
and T. Donald Hardison, respectively of The Investment Centre  
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, as such officers and with full authority, executed the same voluntarily  
for and as the act of said Corporation on the day the same bears date

GIVEN under my hand and official seal of office this 21st  
April 19 86.

Nancy Kephart  
Notary Public \_\_\_\_\_ County

My commission expires Notary Public, Georgia, State at Large  
My Commission Expires May 3, 1987

STATE OF Alabama )  
Shelby County )

I, the undersigned, a Notary Public in and for  
said County in said State, do hereby certify that Daniel C. Langham  
and Brigitte B. Langham, 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 and official seal this the 25th day of March  
19 86.

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

1986 MAY -5 AM 8:50

Notary Public

My Commission expires 4-9-87

RECORDING FEES

Recording Fee \$ 7.50  
Index Fee 1.00  
TOTAL \$ 8.50

STATE OF Alabama )  
Shelby County )

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for  
said County in said State, do hereby certify that William J. Keegan  
and Mary Ann B. Keegan, 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 and official seal this the 25th day of March  
19 86.

Notary Public

My Commission expires 4-9-87