

869

STATE OF ALABAMA }
COUNTY OF SHELBY }

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ALTUS BANK hereinafter referred to as the Assignor, for value received, does hereby sell, assign, setover, transfer and convey unto AUTO-OWNERS INSURANCE COMPANY, hereinafter referred to as Assignee, all of the right, title and interest of the Assignor in and to the certain mortgage dated September 22, 1975, recorded in Real Volume 349, Page 48, executed by M.B. Ford and wife, Ruby T. Ford, in favor of Shelby County Savings & Loan Association which changed to United Federal Savings & Loan Association and is now Altus Bank, of the records in the Office of the Judge or Probate of Shelby County, Alabama, the indebtedness secured by said lien, the promissory note evidencing said indebtedness, and the real property described in said mortgage, which said real property is situated in the County of Shelby, State of Alabama, and is more particularly described as follows, to wit:

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Commence at the NW corner of Section 33, Township 21 South, Range 1 East; thence run South 40 degrees 32 minutes East a distance of 607.60 feet to the point of beginning on the SE 40 foot right of way line of County Highway 61; thence turn on angle of 31 degrees 30 minutes to the left and run a distance of 251.37 feet to a point; thence turn an angle of 63 degrees 48 minutes to the right and run a distance of 148.70 feet to a point; thence turn an angle of 115 degrees 27 minutes to the right and run a distance of 347.34 feet to a point on the SE 40 foot right of way line of County Highway 61; thence turn an angle of 103 degrees 09 minutes to the right and run north 30 degrees 22 minutes east along said right of way line a distance of 141.25 feet to the point of beginning. Said lot is lying in the NW 1/4 of NW 1/4, Section 33, Township 21 South, Range 1 East and contains 0.94 acre.

The Assignor herein does hereby represent and warranty that it is the owner of said mortgage and of the indebtedness and promissory note hereinabove described, free and clear of all liens and encumbrances, and that it has the lawful right to execute and deliver this assignment. This assignment is made without recourse for non-payment against the Assignor.

The Assignor further agrees that the transfer of this indebtedness is made pursuant to a policy of insurance and is in no way a denial of the claim for benefits on the policy of insurance in which the Assignor has been named as loss payee. By making this assignment, the Assignor merely recognizes the separate obligation owed by an insurance company to a loss payee.

✓
LAMAR, HEBSON, MILLER & NELSON, P.C.
SUITE 901, BROWN MARX TOWER
2000 FIRST AVENUE NORTH

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed on this the 28th day of February, 1990.

ALTUS BANK

By: Kathryn Goodson
Kathryn Goodson
Its: Vice President

STATE OF ALABAMA }
COUNTY OF HOUSTON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KATHRYN GOODSON, whose name as Vice President of ALTUS BANK, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of February, 1990.

Vonille Asbes
NOTARY PUBLIC

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My Commission Expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 23, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

This Instrument Prepared By:

Roderick K. Nelson, Esquire
LAMAR, HEBSON, MILLER & NELSON, P.C.
901 Brown Marx Tower
2000 First Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAR 14 AM 8:44

John W. Sullivan, Jr.
JUDGE OF PROBATE

Assignee's Address:

Auto-Owners Insurance Company
Post Office Box 26228
Birmingham, Alabama 35226-0228

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	5.00
4. Indexing Fee	—	\$	2.00
5. No Tax Fee	—	\$	—
6. Certified Fee	—	\$	7.00
Total	—	\$	7.00