

ASSUMPTION AGREEMENT

WITH RELEASE

Loan No. 097419-6

WHEREAS First Alabama Bank, hereinafter referred to as "Lender",
loaned Teresa V. O'Neal, an unmarried woman

, hereinafter referred to as "Borrowers",

the sum of Eighty-seven thousand and 00/100 Dollars

(\$ 87,000.00), as evidenced by note and mortgage dated 2-22-89 and recorded

in Real Volume 228 at Page 201 of the Probate Records of Shelby County, Alabama

WHEREAS, said Borrowers have sold said property to the undersigned Purchasers and said Purchasers desire to assume and agree to pay said indebtedness and perform all the obligations of Borrowers, and said Borrowers desire to be released from said obligations, and Lender is willing to accept said assumption and release said original borrowers:

THEREFORE, for and in consideration of the premises and other good and valuable considerations, the undersigned Purchasers hereby assume and agree to pay the indebtedness evidenced by said note and mortgage and perform all of the obligations

provided therein, it being agreed and understand that as of this date said indebtedness is Eighty Three Thousand Eight Hundred Nineteen and 86/100

Dollars (\$ 83,819.86), and that the interest rate shall be 7.375 % per annum, and that

the monthly payments shall be made beginning the first day of October, 19 93
in the sum of as follows:

Principal and interest	\$ <u>608.47</u>	PENDING
Accrued taxes	<u>31.58</u>	31.58
Accrued hazard insurance	<u>32.08</u>	36.08
inflation factor	<u>1.91</u>	2.03
FHA M.I. or P.M.I.	<u></u>	
Total	<u>674.04</u>	638.33

per month, and that in all other aspects, all terms and conditions of said note shall remain in full force and effect, and Lender hereby releases and discharges said original Borrowers upon their personal obligation upon said indebtedness.

This assumption by said Purchasers is joint and several and shall bind them, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument, this 28th day of
April, 19 94.

Teresa V. O'Neal L.S.

Teresa V. O'Neal

Timothy R. James L.S.

Timothy R. James

L.S.

Borrowers

L.S.

Purchasers

Inst # 1994-19194

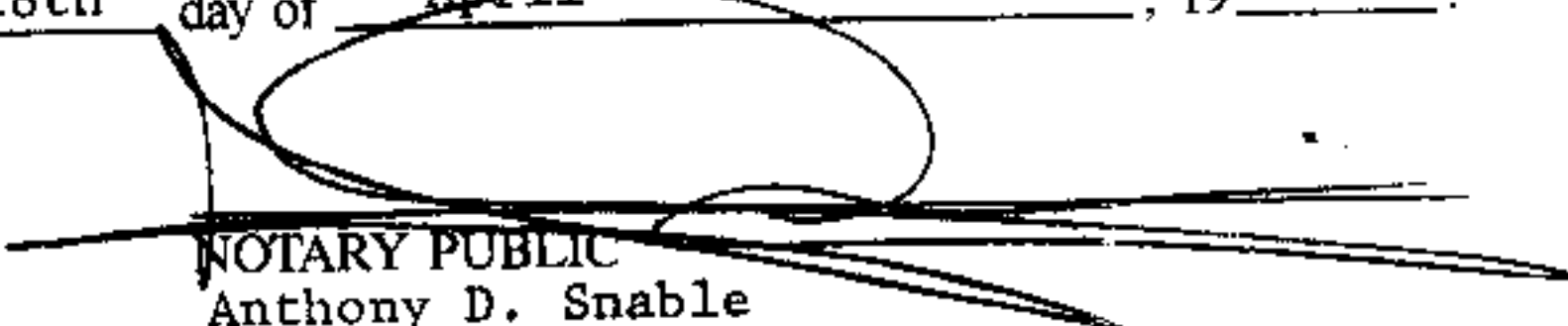
06/16/1994-19194
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 136.85

Inst # 1994-19194

STATE OF Alabama)
)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said
County, in said State, do hereby certify that Teresa V. O'Neal, an unmarried woman
, whose name(s) 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.

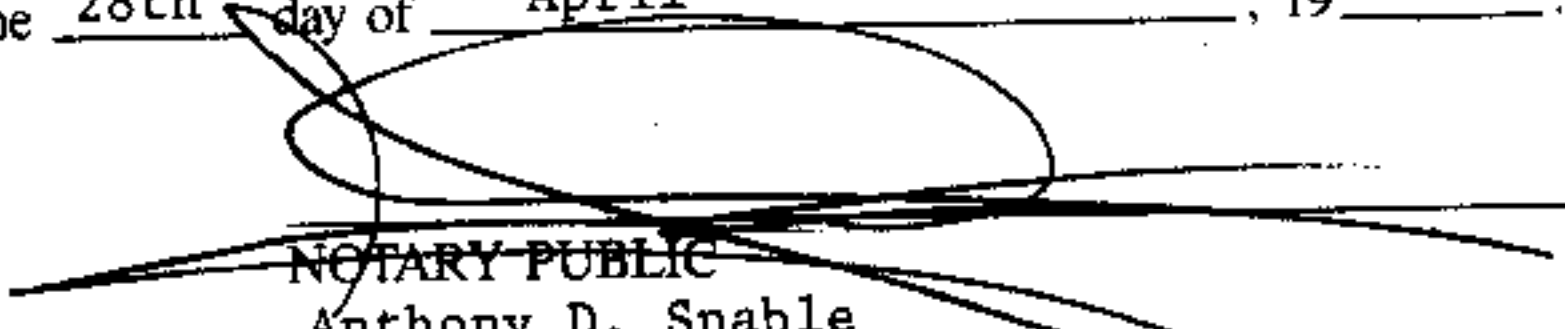
GIVEN under my hand and official seal this the 28th day of April, 19 94.


NOTARY PUBLIC
Anthony D. Snable
My commission expires: 10-21-95

STATE OF Alabama)
)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said
County, in said State, do hereby certify that Timothy R. James, an unmarried man
, whose name(s) 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 28th day of April, 19 94.


NOTARY PUBLIC
Anthony D. Snable
My commission expires: 10-21-95

IN WITNESS WHEREOF, FIRST ALABAMA BANK
has caused this instrument to be executed by the undersigned as its authorized representatives on the day hereinabove written.

BY: W. Warren Lassiter, III
W. Warren Lassiter, III
ATTESTED:

AS ITS: Vice President

BY: Voncile Rucker
Voncile Rucker

AS ITS: Secretary 1994-1994

STATE OF ALABAMA)
)
MONTGOMERY COUNTY)

06/16/1994-1994
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 136.85

I, Janilla W. Mozley, a Notary Public in and for said
County, in said State, do hereby certify that W. Warren Lassiter, III
and Voncile Rucker 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 13th day of May, 19 94.


NOTARY PUBLIC

My commission expires: 4/23/96

RETURN TO: SNABLE AND RUCKER, ATTORNEYS