

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, THAT, the undersigned,
First Union Mortgage Corporation, a North Carolina
 corporation, the owner and holder of that certain mortgage executed to
First Union Mortgage Corporation by Thomas E. Hagan and
Phaedra E. Fail Hagan and the owner and holder of the indebtedness
 secured by said mortgage, which mortgage is dated December 1,
1992, and which mortgage was recorded in the office of the Judge of Probate
 of Shelby County, Alabama, in Mortgage Book No. 1992, at Page
 No. 30423, does hereby acknowledge full payment of said mortgage,
 and does hereby fully release and discharge the same of record.

IN WITNESS WHEREOF, the undersigned, First Union Mortgage Corporation,
 has caused these presents to be executed for and in its corporate name and
 behalf on this 6th day of July, 1994.

First Union Mortgage Corporation
Pat Brady
 Inst ASSISTANT VICE PRESIDENT
 Pat Brady

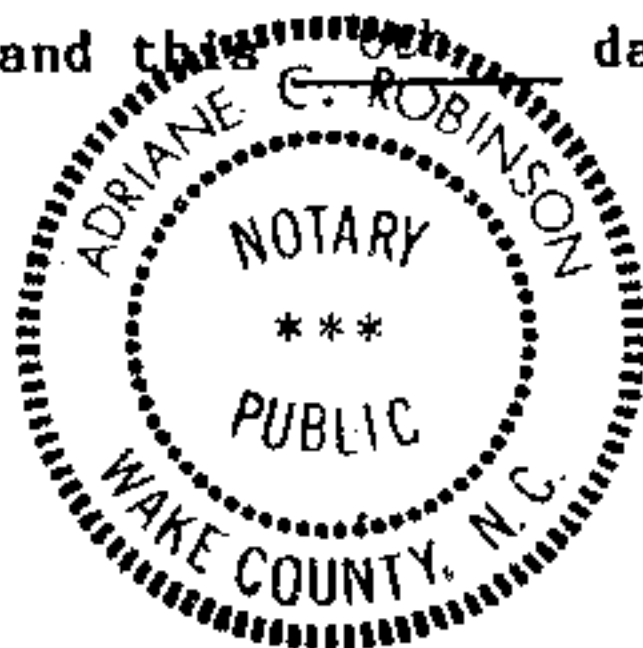
STATE OF North Carolina

COUNTY OF Wake

08/08/1994-24703
 11:04 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 8.50

I, the undersigned Adriane C. Robinson, a Notary Public in and
 for said County, in said State, hereby certify that Pat Brady
 whose name as Assistant Vice President of First Union Mortgage
Corporation, a corporation, is signed to the foregoing
 instrument of release and satisfaction, and who is known to me, acknowledged
 before me on this date that, being informed of the contents of the release,
 he/she, as such officer and with full authority, executed the same
 voluntarily for and as the act of said corporation.

Given under my hand this 6th day of July, 1994.



Adriane C. Robinson
 Notary Public

My Commission Expires:
My Commission Expires 2-5-96
 In Wake County in State
 Of North Carolina

PREPARED BY EDWARD T. BURKE & ASSOCIATES, P.C.
16001 PARK 10 PLACE, SUITE 350
HOUSTON, TEXAS 77084

BY Yong A. Chong
 PREPARED BY'S NAME