

WHEN RECORDED RETURN TO:

FIRST FEDERAL BANK, FSB
ATTN: LYNNE SMELSER
P.O. BOX 1910
TUSCALOOSA, AL 35403

Inst # 1994-33369

11/08/1994-33369
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SPACE ABOVE FOR RECORDERS'S USE
001 MCD

FFBF LOAN NO.: 00011832
FNMA LOAN NO.: 1661833827

ASSIGNMENT OF MORTGAGEE/BENEFICIAL INTEREST
IN MORTGAGE/DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
COWGER & MILLER MORTGAGE COMPANY all beneficial interest under that certain
Mortgage/Deed of Trust dated 2/23/94 executed by:

DAVID M SPANN
KAREN K SPANN, WIFE

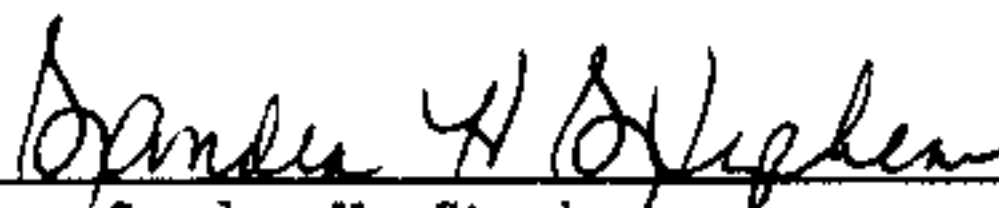
Trustor, and recorded on 3/01/94 in Book 1994 and Page 0634
of official records in the county recorder's office of SHELBY County,
in the State of Alabama describing the land therein as:

LOT 8, ACCORDING TO THE MAP OF ROYAL PINES PHASE II, AS RECORDED
IN MAP BOOK 15, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.
SUBJECT TO: ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAYS OF
RECORD.

Together with the note therein described or referred to, the money due and to
become due thereon with interest, and all rights accrued or to accrue under said
Deed of Trust/Mortgage.

DATED this 1st day of November, 1994.

FIRST FEDERAL BANK, FSB


By: Sandra H. Stephens

Its: Vice President/Financial Officer

STATE OF ALABAMA)
) ss.
COUNTY OF TUSCALOOSA)

On November 1, 1994, before me, Cynthia D. Martin, personally appeared
Sandra H. Stephens, personally known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me that she executed the
same in her authorized capacity, and that by her signature on the instrument
the persons, or the entity upon behalf of which the person acted, executed the
instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year first above written.

Notary Public: Cynthia D. Martin

My Commission Expires: MY COMMISSION EXPIRES JULY 9, 1995