

REAL ESTATE LIEN ASSIGNMENT

State of Alabama
County of JEFFERSON

KNOW ALL MEN BY THE PRESENTS that FIRST CAPITAL MORTGAGE CORPORATION (THE "TRANSFEROR," WHETHER ONE OR MORE) for and in consideration of the sum of \$ 19,434.08 paid to the Transferor by NEW SOUTH FEDERAL SAVINGS BANK (the "Transferee"), the receipt of which is hereby acknowledged, does hereby TRANSFER, SET OVER AND ASSIGN unto the Transferee, that certain Promissory note for \$ 19,434.08 dated March 17, 1995 made by James Trotter and wife, Bonnie Trotter payable to FIRST CAPITAL MORTGAGE CORPORATION or order.

AND, for the same consideration, the Transferor does hereby TRANSFER, SET OVER AND ASSIGN unto the Transferee that certain mortgage (the "Lien") from James Trotter and wife, Bonnie Trotter to FIRST CAPITAL MORTGAGE CORPORATION dated March 17, 1995, recorded in Real Property Book Inst 1995, Page 07643 of the records in the Office of the Judge of Probate Court, SHELBY County, Alabama, which secures the payment of the aforesaid note.

AND, the Transferor represents and warrants to the Transferee that (I) the Lien has not been amended, (II) that there have been no defaults under the lien, (III) that the Transferor has made no prior assignments of the Line (IV) that the Transferor has good and lawful right to assign the same (V) that there are no liens superior to the Lien except: (x) none of () a first mortgage lien to which the Transferor warrants the unpaid balance on such debt to be no more than \$ 0. (VI) that all disclosures and notices required by the Federal Consumer Credit Protection Act and by the regulations of the Board of Governors promulgated pursuant thereto have been properly made and given in regard to the Lien and (VII) that all other laws, rules and regulations applicable to the Lien have been fully and faithfully complied with.

The transferor hereby warrants the unpaid balance of said note to be not less than \$ 19,434.08.

IN WITNESS WHEREOF, the Transferor has executed this assignment, and set the Transferor's hand and seal on this 17TH day of March, 1995.

FIRST CAPITAL MORTGAGE CORPORATION

BY: Philip L. King

Its: PHILIP L. KING
VICE PRESIDENT

03/24/1995
10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 SNA 8.50

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PHILIP L. KING, whose name as Vice President of FIRST CAPITAL MORTGAGE CORPORATION, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she is his/her capacity as such officer executed the same voluntarily on the day the same bears date, with full authority for and as the act of said corporation.

Given under my hand and seal this the 17th day of March, 1995.
Margaret McKee
Notary Public
My Commission Expires: 2-5-99

THIS INSTRUMENT PREPARED BY: Onnie D. Dickerson, III
DICKERSON & MORSE
214 Lorna Square
Hoover, AL 35216

Inst # 1995-07644