

This instrument was prepared by

KATHY CUPP

c/o COLLATERAL MORTGAGE, LTD.

1900 Crestwood Boulevard

Birmingham, Alabama 35210

State: ALABAMA

ASSUMPTION AND RELEASE AGREEMENT

This agreement is made May 27, 1995, between ANGELA S. PLOSS AND HUSBAND, DONALD C. PLOSS AND GLORIA A. SPROLES, A MARRIED WOMAN of 515 LAURELWOODS TRL (Address), City of HELENA, County of SHELBY, State of ALABAMA, herein referred to as Mortgagor/Seller, COLLATERAL MORTGAGE, LTD of Birmingham, County of Jefferson, State of Alabama, herein referred to as Mortgagee/Holder, and CHARLES RICHARD HELFRICK of 1110 WINWARD LANE (Address), City of VESTAVIA, County of JEFFERSON, State of ALABAMA, herein referred to as Purchaser/Assumptor.

THE PARTIES RECITE AND DECLARE THAT:

1. Seller is obligated and liable for the payment to Mortgagee of the debt evidenced by a MORTGAGE (Mortgage/Security Deed/Deed of Trust) Note (hereinafter referred to as "the Note") in the sum of NINEITY ONE THOUSAND TWO AND NO/100----- Dollars (\$91,002.00), dated APRIL 29, 1994, and executed by ANGELA S. PLOSS AND HUSBAND*, which Note is secured by a MORTGAGE (Mortgage/Security Deed/Deed of Trust), (hereinafter sometimes referred to as "Mortgage"), dated APRIL 29, 1994, that was recorded on MAY 3, 1994, in INSTRUMENT NO 1994-14344** (O. R. Book, Mortgage Book, etc.), Page , in the office of JUDGE OF PROBATE of SHELBY County, State of ALABAMA, and Mortgagee now owns and holds such Note and MORTGAGE (Mortgage/Security Deed/Deed of Trust). *DONALD C. PLOSS AND GLORIA A. SPROLES, A MARRIED WOMAN

** CORRECTED MORTGAGE RECORDED ON JUNE 20, 1994 IN INSTRUMENT NO. 1994-19555 IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, STATE OF ALABAMA

2. Seller has sold and conveyed or is about to sell and convey to Purchaser(s) all of the real property described in such Mortgage, and both Seller and Purchaser have requested Mortgagee to release Seller(s) from liability under or on account of such Note and/or such Mortgage/Security Deed/Deed of Trust.

FOR the reasons set forth above and in consideration of the mutual conveyance and promises of the parties hereto, Seller, Mortgagee, and Purchaser covenant and agree as follows:

SECTION ONE UNPAID BALANCE OF SECURED OBLIGATION

All monthly installments of principal and interest provided by such Note to be paid on and after MAY 1, 1995, are unpaid. Seller, Holder, and Assumptor hereby agree that the unpaid principal balance on said Note, as of JUNE 1, 1995, is EIGHTY NINE THOUSAND SIX HUNDRED THIRTY EIGHT & 07/100 Dollars (\$ 89,638.07.)

SECTION TWO RELEASE FROM LIABILITY

Seller is hereby released from further liability under or on account of such Note and/or such Mortgage/Security Deed/Deed of Trust).

SECTION THREE ASSUMPTION OF LIABILITY

Purchaser agrees to assume the obligation evidenced by the Note, and to pay such Note in installments at the times, in the manner, and in all other respects as provided in such Note; to perform all of the obligations provided in such Mortgage and Note to be performed by Seller at the time, in the manner, and in all respects as therein provided; and to be bound by all the terms of such Mortgage/Security Deed/Deed of Trust and Note; all as though such Note and such Mortgage/Security Deed/Deed of Trust, and each of them, had originally been made, executed and delivered by Purchaser.

Except as modified herein, said Note is hereby ratified, approved and affirmed in all of its terms and conditions and shall remain in full force and effect as originally written.

SECTION FOUR NO IMPAIRMENT OF LIEN

All of the real property described in such MORTGAGE (Mortgage/Security Deed/Deed of Trust) shall remain subject to the lien, charge or encumbrance of such Mortgage/Security Deed/Deed of Trust), and nothing herein contained or done pursuant hereto shall affect or be construed to affect the lien, charge or encumbrance of the Mortgage/Security Deed/Deed of Trust or the priority thereof over other liens, charges or encumbrances, or, except as herein otherwise expressly provided, to release or affect the liability of any other party or parties whomsoever who would now or who may hereafter be liable under or on account of such Note and/or such Mortgage/Security Deed/Deed of Trust.

It is the intention of the parties hereto that this instrument shall not constitute a novation and

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09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 NEL 161.55

shall in no way adversely affect or impair the priority of Lender's MORTGAGE
(Mortgage/Security Deed/Deed of Trust).

SECTION FIVE INTERPRETATIONS

In this agreement, the singular number includes the plural and the plural number includes the singular. If this agreement is executed by more than one person, firm, corporation or other entity as purchaser, the obligations of each such person, firm, corporation, or other entity hereunder shall be joint and several.

SECTION SIX LIMITATIONS

The right to please any statute of limitations as a defense to any obligations and demands secured by or mentioned in such Mortgage is hereby waived by Purchaser to the full extent permissible by law.

SECTION SEVEN APPLICATION OF AGREEMENT

This agreement applies to, inures to the benefit of, and binds all parties hereto and their respective heirs, legatees, devisees and administrators, successors and assigns.

In witness whereof, the parties have executed this agreement on the day and year first above written.


Seller ANGELA S. PLOSS


Seller DONALD C. PLOSS


SELLER GLORIA A. SPROLES


Purchaser CHARLES RICHARD HELFRICK

Purchaser

COLLATERAL MORTGAGE, LTD., an Alabama Limited
Partnership by COLLAT., INC., its Corporate
General Partner
Mortgagee

By: 
Assistant Vice President Mary Guined

STATE OF Alabama)

COUNTY OF Jefferson)

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Before me the undersigned authority, a Notary Public for said State and County, personally appeared Donald C. Ploss and wife, Angela S. Ploss and Gloria A. Sproles, a married woman,

described in the foregoing Assumption and Release Agreement and who, being first duly sworn, state that they have executed the same as their free act and deed.

Witness my hand and Notarial Seal at office this 27th day of May, 1995.

Margaret M. Ha
Notary Public

My Commission Expires: 2-5-99

STATE OF Alabama)

COUNTY OF Jefferson)

Before me the undersigned authority, A Notary Public for said State and County, personally appeared Charles Richard Helfrick, an unmarried man,

described in the foregoing Assumption and Release Agreement and who, being first duly sworn, state that they have executed the same as their free act and deed.

Witness my hand and Notarial Seal at office this 27th day of May, 1995.

Margaret M. Ha
Notary

My Commission Expires: 2-5-99

STATE OF)

COUNTY OF)

Before me Betty Jo Bush, A Notary Public for said State and County, personally appeared Mary Guined,

described in the foregoing Assumption and Release Agreement and who, being first duly sworn, state that they have executed the same as their free act and deed.

Witness my hand and Notarial Seal at office this 6th day of June, 1995.

Betty Jo Bush
Notary Betty Jo Bush

My Commission Expires: 11/7/98

Note: The above Assumption and Release Agreement must be signed by all parties named. All signatures must also be notarized/witnessed based on the state's requirements. (Additional notary acknowledgments, if necessary, can be typed and added as a page to this document.)

Inst # 1995-17000