

Prepared by: James R. Moncus, Jr.
1318 Alford Avenue
Suite 102
Birmingham, Alabama 35226

STATE OF ALABAMA]

JEFFERSON COUNTY]

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That, SPINKS FINANCIAL SERVICES, INC.
(the "Assignor"), for value received to it in hand
paid by SYNOVUS MORTGAGE CORP.
2100B SOUTHBRIDGE PARKWAY (the "Assignee"), does hereby
BIRMINGHAM, ALABAMA 35209
transfer and assign unto the Assignee without recourse all of the Assignor's
right, title and interest in and to that certain mortgage executed by
William T. Mitchell and wife,
Robyn J. Mitchell dated January 10, 1996 and recorded in
Real Inst # 1996-2099, at Page , in the Probate Office of Shelby
County, Alabama, together with the debt secured thereby and all of the Assignor's
right, title and interest in and to the property therein described, without recourse
against the Assignor. This Assignment is made without covenant or warranty,
express or implied, by the Assignor in any case or event, or for any purpose whatsoever.

In WITNESS WHEREOF, the Assignor has caused this instrument to be executed on
this 10th day of January 1996,

SPINKS FINANCIAL SERVICES, INC.
By: [Signature]
JASON E. SPINKS
Its: PRESIDENT

STATE OF ALABAMA]

JEFFERSON COUNTY]

I, the undersigned, a Notary Public in and for said County and in said State,
hereby certify that JASON E. SPINKS, whose name as
PRESIDENT of SPINKS FINANCIAL SERVICES, INC., 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 instrument, he/she, with full
authority, executed the same voluntarily on the date the same bears date as the
act of said SPINKS FINANCIAL SERVICES, INC.

Given under my hand and official seal on this 10TH day of
JANUARY 1996

[Signature]
Notary Public JAMES R. MONCUS, JR.
My Commission Expires: 2/23/96

Inst # 1996-02100
01/22/1996-02100
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
8:50