

Lender: Mortgage Financing, Inc.
One Independence Plaza, Suite 700
Birmingham AL, 35209
Phone No.: (800) 536-2244
Fax No.: (205) 942-8139
Borrower(s): Royce M. Abernathy, a married man

Property: 2650 Hwy 57
Vincent, Shelby County, AL 35178
Loan Amount: \$86,700.00
Loan No.: 17954
Closing Date: 03/14/96
Case No.: LH-0505485

ASSIGNMENT OF LIEN

STATE OF Alabama

COUNTY OF Shelby

§
§
§

KNOWN ALL MEN BY THESE PRESENTS:

THAT **Mortgage Financing, Inc.** acting herein by and through its duly authorized officer, hereinafter called Transferor, for and in the consideration of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to it in hand paid by **Peoples National Bank**, hereinafter called Transferee, the receipt of which is hereby acknowledged, has this day sold, conveyed, transferred, and assigned and by these presents does sell, convey, transfer, and assign unto the said Transferee the hereinafter described indebtedness without recourse on the above Transferor.

AND Transferor further grants, sells and conveys unto Transferee all rights, title, interest, and liens owned or held by Transferor in the hereinafter described land by virtue of said indebtedness hereinafter conveyed and assigned.

TO HAVE AND TO HOLD unto the said Transferee, Transferee's heir and assigns the following described indebtedness together with all and singular the following mentioned lien and any and all liens, rights, equities, remedies, privileges, titles, and interest in and to said land, which Transferor has by virtue of being legal holder and owner of said indebtedness.

SAID INDEBTEDNESS, LIENS, AND LAND BEING DESCRIBED AS FOLLOWS:

One certain promissory note executed by **Royce M. Abernathy**, a married man, and payable to the order of **Mortgage Financing, Inc.** in the sum of **\$86,700.00** dated **March 14, 1996**, and bearing interest due and payable in monthly installments as therein provided.

Said note being secured by lien of even date, duly recorded March 18, 1996
in the Official Public Records of Real Property of **Shelby County, Alabama**, and on the following described lot, tract, or parcel of land, lying and being situated in **Shelby County, Alabama** to wit:

See legal description Exhibit "A" attached hereto and made a part of.

Inst # 1996-8793

ALSO KNOWN AS: 2650 Hwy 57, Vincent, Shelby County, AL 35178

EXECUTED to be effective the 14th day of March, 1996.

Mortgage Financing, Inc.

By:

Name: Charlotte F. South

Title: Executive Vice President

STATE OF Alabama

COUNTY OF Jefferson

§

§

§

BEFORE ME, the undersigned authority, on this 14th day of March, 1996, personally appeared _____ of **Mortgage Financing, Inc.**, a **Alabama** corporation, to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 1996.

Notary Public

Printed Name of Notary Wayne J. APES

Commission Expires 12/23/98

For Recording Return To:

Peoples National Bank, 35 South Plaza, Paris, TX 75460

03/18/1996-08794
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10:00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, subject parcel being in all four 1/4 1/4 's of said NW 1/4 and described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama and run thence Easterly along South line of said 1/4 1/4 Section a distance of 246.60 feet to the point of beginning of the property being described; thence turn 117 deg. 30 min. 00 sec. left and run Northwesterly 469.00 feet to a point; thence turn 67 deg. 01 min. 57 sec. left and run Westerly 179.32 feet to a point on the Easterly margin of Shelby County Highway No. 57 in a curve to the left having a central angle of 83 deg. 21 min. 30 sec. and a radius of 333.59 feet; thence turn 95 deg. 18 min. 37 sec. left to chord and run Southerly along the chord of said curve a chord distance of 443.65 feet to the P. T. of said curve; thence turn 35 deg. 08 min. 46 sec. left from chord and run Southeasterly along said East margin of said highway 57 a tangent distance of 400.46 feet to the P. C. of a curve to the right; thence turn 3 deg. 32 min. 16 sec. right to chord and continue Southeasterly

along chord of said curve a distance of 114.21 feet to a point; thence turn 85 deg. 03 min. 15 sec. left from chord and run Easterly 36.49 feet to a point; thence turn 29 deg. 28 min. 16 sec. right and run East-Southeasterly 118.17 feet to a point; thence turn 101 deg. 27 min. 56 sec. left and run Northwesterly 394.36 feet to the point of beginning; being situated in Shelby County, Alabama.

Jamie Bernathy
Royce m. [unclear]

Inst # 1996-08794

03/18/1996-08794
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002, NCD 10.50