

TRANSFER AND ASSIGNMENT

1478012

For value received, the undersigned hereby transfers, assigns, bargains, sells, conveys and delivers to whose address is its successors and assigns, all of the undersigned Transferor's right, title, interest, powers and options in, to and under the security instrument (said security instrument consisting of either a mortgage, a deed of trust, or a deed to secure debt) executed by THOMAS D. SWARTS and SYLVIA LOVE SWARTS to SOUTH STATES MORTGAGE CORPORATION, dated February 9th, 19 96, recorded in Deed or Mortgage Book , at Page of the appropriate registrar's office, RMC, clerk's office, or other repository of recorded documents for SHELBY County, State of Alabama (the "Security Instrument"). The Security Instrument was given to secure a note and indebtedness in the original principal sum of \$ 123,750.00. This Transfer and Assignment includes all interest in and to the land or property described in the Security Instrument. This Transfer and Assignment is without recourse upon the undersigned Transferor. *** BANKERS TRUST COMPANY AS TRUSTEE**

*** Doc # 1996-00128 on 3-1-96**
The undersigned Transferor has this day sold and assigned to the Assignee the note secured by the Security Instrument, the indebtedness secured thereby, and the right to all payments thereunder. This Transfer and Assignment is made for all purposes permitted by law, including but not limited to securing the Assignee in the payment of said note.

Transferor does hereby remise, release, quitclaim and convey to the Assignee all of its right, title and interest in and to the property described in and conveyed by the Security Instrument.

TO HAVE AND TO HOLD unto the said Assignee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned Transferor has affixed its hand and seal by its duly authorized and empowered corporate officials on this 15 day of February, 19 96.

Signed, sealed and delivered in the presence of:
Patti Greenfield
Witness
Jemille Robinson
Witness

Crescent Bank and Trust Company
By: [Signature]
Title: Vice President
Attest: [Signature]
Title: Vice President

**STATE OF GEORGIA
COUNTY OF DEKALB**

THIS is to certify that on this day came before me, a Notary Public in and for said County, in said State, JOHN M. SHELLENBERGER and MICHAEL P. LEDDY, whose names as Vice President and Vice President, respectively, of Crescent Bank and Trust Company are signed to the foregoing instrument, and who are known to me and with whom I am personally acquainted, and who acknowledged before me on this day that, being informed of the contents of the conveyance, they as such officers, and with full authority executed and delivered same voluntarily for and as the act of said corporation. The acknowledging parties further indicated they know the corporate seal and that the name of the corporation was subscribed hereto and said corporate seal was affixed hereto, as its act and deed. Further, personally appeared before me PATTI GREENFIELD who being duly sworn, says that he saw the corporate seal of the Transferor affixed to the foregoing instrument, and that he also saw the above-named officers of the corporation sign and attest the same, and that he, with JEMILLE ROBINSON witnessed the execution and delivery thereof as the act and deed of said Corporation.

Given and witnessed under my hand and official notarial seal, this the 15 day of February, 19 96.

[Signature]
NOTARY PUBLIC

Inst # 1996-19576

My Commission Expires 8/1/97