

STATE OF ALABAMA

SHELBY COUNTY

ALABAMA TRANSFER AND ASSIGNMENT

888-5438

FOR VALUE RECEIVED, the undersigned, PHOENIX FINANCIAL SERVICE, INC., hereby transfers, assigns and conveys unto OLD REPUBLIC INSURED FINANCIAL ACCEPTANCE all its right, title, interest, powers and option in, to and under that certain Mortgage dated MAY 23, 1996 from WILLIAM C. MILLER, JR & JACKIE S. MILLER to SOUTHTECH BUILDING CORP, recorded in Real Volume 1996, Page 18340, on JUNE 6, 1996, in the Probate Office of SHELBY County, Alabama, as well as to the land described therein and the indebtedness secured thereby.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 9TH day of AUGUST, 19 96.

ATTEST:

PHOENIX FINANCIAL SERVICE, INC.

De Etta Aigner
DE ÉTTA AIGNER, SECRETARY

Zack Rogers, III
ZACK ROGERS, III, CHIEF OPERATING OFFICER

STATE OF ALABAMA

SHELBY COUNTY

CORPORATE NOTARY ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Zack Rogers, III, whose name as Chief Operating Officer of PHOENIX FINANCIAL SERVICE, INC., a corporation, is signed to the foregoing Transfer and Assignment, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Transfer and Assignment, he, as such office and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal of office this 9TH day of AUGUST, 19 96.

Sherry Daugherty Jefferson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/98

THIS INSTRUMENT PREPARED BY:

Phoenix Financial Service, Inc.
100 Chase Park South, Suite 220
Birmingham, Alabama 35244
(205) 988-4400

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10/07/1996-33225
OLD REPUBLIC INSURED FINANCIAL ACCEPTANCE
650 Bloomfield Avenue
P.O. Box 2390
Bloomfield, NJ 07003-0996
AM CERTIFIED
CORP.
8.50

Inst # 1996-33225