

Send Any Notices To Assignee.

Assignment of Mortgage

For Good and Valuable Consideration, the sufficiency of which is hereby acknowledged, the undersigned,

BANKATLANTIC, A FEDERAL SAVINGS BANK,
whose address is 2981 Gateway Drive, Pompano Beach, FL 33069 (Assignor)
by these presents does convey, grant, bargain, sell, assign, transfer and set over the described
mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights
due or to become due thereon to:

CAPSTEAD INC., a Delaware corporation (Assignee)
2711 North Haskell Ave., Suite 1000, Dallas, TX 75204
Said mortgage is recorded in the State of AL, County of Shelby
on 10/11/95 as Instrument/series/file: 95-28858
Original Mortgagor--: JAMES F. KARL, TAMARA KARL
Original Mortgagee--: SOUTHERN CAPITAL RESOURCES, INC.

Date of mortgage: 10/06/95

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed
instrument by its proper officer who was duly authorized by a resolution of its board of directors.

Dated: October 15, 1996
BANKATLANTIC, A FEDERAL SAVINGS BANK

By: Carrie Lawson
Carrie Lawson
Vice President

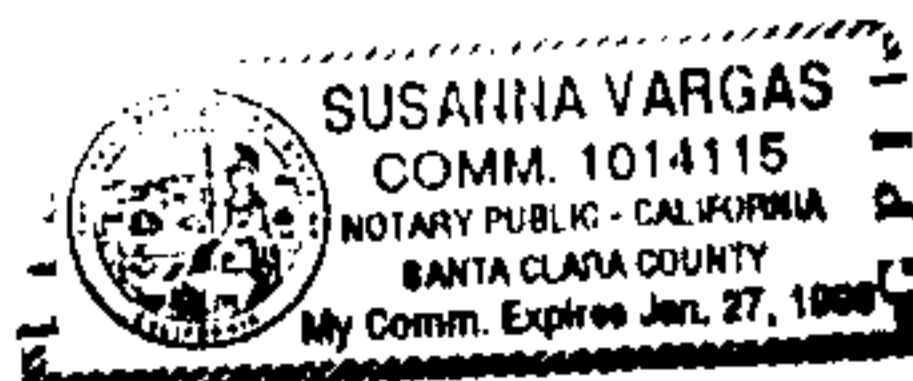


State of California
County of Santa Clara

I, Susanna Vargas, a Notary Public in and for said County in said State, hereby certify that
Carrie Lawson, whose name as Vice President of
BANKATLANTIC, A FEDERAL SAVINGS BANK,
a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, she, as such officer and with
full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 01/02/97.

Susanna Vargas
Notary: Susanna Vargas
My Commission Expires January 27, 1998



Prepared by: R. S. Stone
Peelle Management Corp., P.O. Box 1710, Campbell, CA
1st LN#: 0957761 2nd LN#: 0653705004 Investor #: 807678988
FINAL A.O bank500 90500 12 010297 FHL 2 X092796A 01-117 AL Shelby

Inst # 1997-02108
01/22/1997-02108
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 8.50

24/1

Inst # 1997-02108