

Loan Number 0654202258

After Recorded Return to:
ACCUTRAN Services, Inc.
14611 BENFER
HOUSTON, TX 77069

ALABAMA RELEASE

Inst # 1997-14361

WHEREAS, ROBERT A. IRWIN AND WIFE, NANCY M. IRWIN executed a mortgage to EMPIRE OF AMERICA REALTY CREDIT CORP., on certain real estate situated in SHELBY County, Alabama, which property is fully described in said mortgage, and which mortgage is recorded in Volume 0114, Page 884, of the records in the office of The Probate Court of SHELBY County, Alabama, and

WHEREAS, said mortgage and the debt thereby secured has heretofore been transferred to Capstead Inc., and

WHEREAS, the indebtedness secured by said mortgage has been paid in full,

NOW, in consideration of the premises the above described mortgage is hereby fully cancelled and satisfied and the lien is hereby fully discharged.

IN WITNESS WHEREOF, the said Capstead Inc. has caused THESE PRESENTS to be executed, and its corporate seal to be hereto affixed by Chris White, hereunto duly authorized, on this date, March 18, 1997.

CAPSTEAD INC.



BY:

Chris White
Vice President

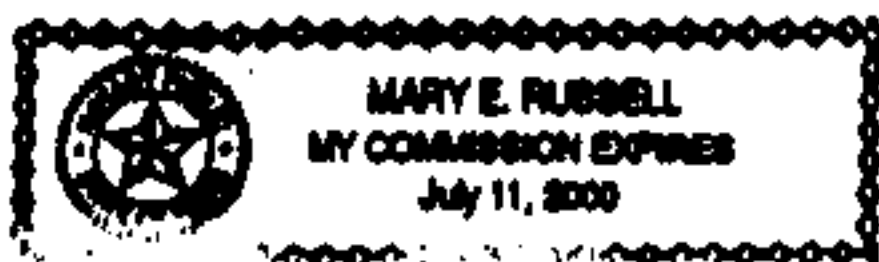
STATE OF TEXAS

COUNTY OF HARRIS

03/08/1997-14361
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County and State, hereby certified that Chris White, whose name as Vice President of Capstead Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE as of this date March
18, 1997



Notary in and for the
State of Texas

This document was prepared by:
EDWARD T. BURKE AND ASSOCIATES, ESQ.
16001 PARK 10 PLACE, SUITE 101
HOUSTON, TEXAS 77084

[illegible]

10-1-

Martin, Greenwood