

STATE OF ALABAMA

SHELBY COUNTY

ALABAMA TRANSFER AND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned, Phoenix Funding, a division of: Security Mutual Financial Services, Inc., hereby transfers, assigns and conveys to OLD REPUBLIC I.F.A. CORPORATION all its right, title, interest, powers and options in, to and under that certain Mortgage dated 8-25-97 from _____

JOHN C. ELWARD & ANGELA W. ELWARD
to AMERICAN STANDARD CONSTRUCTION COMPANY, INC.
dated 8-25-97, recorded in Real Volume 1997, Page 28605
on 9-5-97 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
18TH day of SEPT., 19 97.

ATTEST:

PHOENIX FUNDING, a division of:
Security Mutual Financial Services, Inc.

DeEtta Aigner
DeEtta Aigner, Secretary

Zack Rogers, III
Zack Rogers, III, President

STATE OF ALABAMA

SHELBY COUNTY

CORPORATE NOTARY ACKNOWLEDGEMENT

Personally appears before me the undersigned authority in and for the above styled jurisdiction, the within named Zack Rogers, III and DeEtta Aigner who acknowledged that they are the President and Secretary, respectively of PHOENIX FUNDING, a division of: Security Mutual Financial Services, Inc., a corporation, and that they signed and delivered the foregoing instrument and affixed the corporate seal of said corporation, after being duly authorized so to act.

Given under my hand and official seal of office this 18TH day of
SEPT., 19 97.

Katrina P. Gelff
Notary Public
My Commission Expires: 6-2-2001

THIS INSTRUMENT PREPARED BY:
PHOENIX FUNDING, a division of:
Security Mutual Financial Services, Inc.
100 Chase Park South, Suite 220
Birmingham, Alabama 35244
(205) 988-4400

Sherry Jeffries

Inst # 1997-31500

09/30/1997-31500
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 8.50

Inst # 1997-31500