

This form was prepared by Jennifer J. Smith as an employee of
CASTLE MORTGAGE CORPORATION, address: P.O. BOX 12785 BIRMINGHAM,
AL 35202-6785, tel. no: 205-870-8980

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is P.O. Box 12785 Birmingham, AL 35202-6785, does hereby grant, sell, assign, transfer and convey, unto First Bankers Mortgage Corp., its successors and assigns as their interest may appear, a Corporation organized and existing under the laws of the State of Texas (herein "Assignee"), whose address is 7503 Bosque Blvd., Waco, Texas 76712, a certain Mortgage dated March 26, 1997 made and executed by Walter R. Higgins and wife, Julie D. Higgins, to and in favor of Key Capital, Inc. and given to secure payment of \$175,000.00 which Mortgage is of record in Book, Volume or Liber No. 1997, at page 09943 of the Probate Court Records of Shelby County, State of Alabama, together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued under such Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on November 1, 1997.

CASTLE MORTGAGE CORPORATION

BY:

Denise S. Yuill
Denise S. Yuill
Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this First day of November, 1997, I Karen N. Snow, a Notary Public in and for said county and state, hereby certify that Denise S. Yuill whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily as Vice President act on the day the same bears date.

Given under my hand and seal of office this the First day of November, 1997.

My commission expires: July 17, 2001

Karen N. Snow
Karen N. Snow, Notary Public

CMC Loan #: 1015932
A:ASSN-BK1.AL

01/22/1998-02251
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 8.50

Inst # 1998-02251