

Recording requested by/Return to:  
Union Planters Bank, N.A.  
Attn: Jean M. King, AX2  
7130 Goodlett Farms Parkway  
Cordova, TN 38018

GFB #: 742318  
UPB #: 4257861

Inst # 1998-18825

### ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage, (herein "Assignor") whose address is 7130 Goodlett Farms Parkway, Cordova, TN 38018, does hereby grant, sell, assign, transfer, and convey unto Guaranty Federal Bank, F.S.B. whose address is 200 Westlake Boulevard, Suite 203, Westlake Village, CA 91362 (herein "Assignee") all beneficial interest under a certain Mortgage, dated 2/14/97, made and executed by Karl E. Sekerka and Elizabeth A. Sekerka to Southeastern Mortgage of Alabama, L.L.C., Beneficiary, upon the following described property situated in Shelby County, State of Alabama:

SEE ATTACHED EXHIBIT "A"

Such Mortgage having been given to secure payment of \$ 275,500.00, which Mortgage was recorded on 2/21/97, in Book , Page , Instrument 1997-05519 of the Official Records of Shelby County, State of Alabama, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued to or to accrue under such Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, its successors 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 April 29, 1998.

Susan E. Shelton  
Witness: Susan E. Shelton

Union Planters Bank, N.A.

Glenda E. Harris  
Witness: Glenda E. Harris

By Jean M. King  
Jean M. King, Vice President

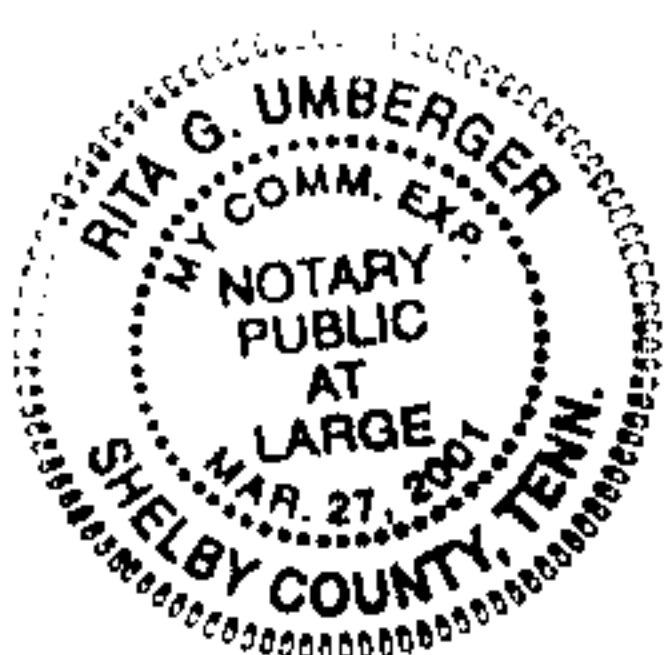
Attest:

Debbie McDaniel  
Debbie McDaniel, Asst. Secretary



State of Tennessee  
County of Shelby

On this 29th day of April, 1998, before me, a Notary Public appeared Jean M. King, who being by me duly sworn did say that she is the Vice President of said Union Planters Bank, N.A., and that the said instrument was signed on behalf of said institution by authority of its Board of Directors; and the said Jean M. King, as such Vice President being authorized so to do acknowledged the execution of said instrument to be the voluntary act and deed of said institution.



Rita G. Umberger  
Rita G. Umberger  
Notary Public  
Exp Date: 3/27/2001

Inst # 1998-18825

05/22/1998-18825  
09:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR MCD 11.00

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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **FEBRUARY 14, 1997**  
The grantor is **KARL E. SEKERKA AND ELIZABETH A. SEKERKA, HUSBAND AND WIFE**

(**"Borrower"**). This Security Instrument is given to  
**SOUTHEASTERN MORTGAGE OF ALABAMA, L.L.C.**  
which is organized and existing under the laws of **ALABAMA**, and whose address is  
**10 OFFICE PARK CIRCLE, SUITE 218, BIRMINGHAM, AL 35223**

(**"Lender"**). Borrower owes Lender the principal sum of  
**TWO HUNDRED SEVENTY FIVE THOUSAND FIVE HUNDRED AND NO/100THS-----**  
Dollars (U.S. \$ **275,500.00**). This debt is evidenced by Borrower's note dated the same date as this Security  
Instrument (**"Note"**), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on  
**MARCH 1, 2027**. This Security Instrument secures to Lender: (a) the repayment of the debt  
evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other  
sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of  
Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby  
mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described  
property located in **SHELBY** County, Alabama:

**LOT 254, ACCORDING TO THE SURVEY OF NINTH ADDITION, RIVERCHASE  
COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 46 A & B, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**MINERAL AND MINING RIGHTS EXCEPTED.**

which has the address of **1905 RIVERWAY DRIVE,**  
[Street]  
**Alabama 35244** ("Property Address");  
[Zip Code]

**ALABAMA** -- Single Family -- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
ITEM 1837 (9112)

Inst # 1998-18825  
Inst # 1998-18825 [City]

05/22/1998-18825  
09:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

GREATLAND ■  
To Order Call: 800-530-9393 □ Fax 616-791-1131

Inst # 1997-05519  
02/21/1997-05519  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
444.25  
OLD MEL