

This document was prepared by:
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ASSIGNMENT OF MORTGAGE

For value received, the undersigned holder of a Mortgage, Regions Bank, Assignor, (hereinafter "Assignor") whose address is 417 20th Street North, Birmingham, Alabama 35203, does hereby grant, sell, assign, transfer and convey, unto Regions Mortgage, a corporation organized and existing under the laws of the state of Alabama, its successors and assigns as their interest may appear, and whose address is 605 South Perry Street, Birmingham, Alabama 36104, a certain Mortgage dated July 8, 1998, made and executed by Jane Frances Garner and her husband, Oakley H. Garner, Jr., to and in favor of Assignor and given to secure payment of One Hundred Twenty-five Thousand and 00/100 Dollars (\$125,000.00), which Mortgage is of record in Instrument No. 1998-26736 of the Probate Records of Shelby County, 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 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 this 25th of August, 1999.

REGIONS BANK

BY: Kathy L. Young
 ITS: Vice President

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy L. Young whose name as Vice President of Regions Bank, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing 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 this 25th day of August, 1999.

Elizabeth M. Payne
 Notary Public

My commission expires: APRIL 7, 2002

Inst # 1999-36650

09/01/1999-36650
 08:35 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MMS 8.50