

STATE OF ALABAMA

JEFFERSON 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 [REDACTED] all its right, title, interest, powers and options in, to and under that certain Mortgage dated JULY 15, 1998 from JAMES DALE BALDWIN AND KELLY RENEE BALDWIN

to PHOENIX FUNDING, A DIVISION OF SECURITY MUTUAL FINANCIAL SERVICES, INC. recorded in Real Volume , Page on 07-20-98; TMT. 1998-27530 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 AUGUST, 19 98

PHOENIX FUNDING, a division of:
Security Mutual Financial Services, Inc.
By Bank of Alabama, its servicing agent

Witness:

D. Timothy Speegle
Its: SR. VICE PRESIDENT

X THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE
One First National Plaza, Suite 0126, Chicago, Illinois 60670-0126

STATE OF ALABAMA

JEFFERSON COUNTY

CORPORATE NOTARY ACKNOWLEDGEMENT

Personally appears before me the undersigned authority in and for the above styled jurisdiction, the within named D. TIMOTHY 'SPEEGLE who acknowledged that he/she is SR. VICE PRESIDENT of Bank of Alabama, its servicing agent for, PHOENIX FUNDING, a division of Security Mutual Financial Services, Inc., a corporation, and that he/she 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 AUGUST, 19 98

Sheryl Daugherty-Jefferson
Notary Public

My Commission Expires: 6/20/2002
Catherine L. Jones

THIS INSTRUMENT PREPARED BY:
PHOENIX FUNDING, a division of:
Security Mutual Financial Services, Inc..
By Bank of Alabama, its servicing agent
2340 Woodcrest Place, Suite 250
Birmingham, Alabama 35209
(205) 871-3666

99-218 Box 15
When Recorded Return To:
DOCX
20 South Limestone St. Ste. 220
Springfield, OH 45502

10/25/1999-43858
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 11.00

Inst # 1999-43858

When recorded mail to:
PHOENIX FUNDING A DIVISION OF
2340 WOODCREST PL STE 250
BIRMINGHAM, AL 35209

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
WHICH HAS BEEN TRANSMITTED
RECORDING

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 15, 1998. The mortgagor is JAMES DALE BALDWIN, KELLY RENEE BALDWIN, husband and wife

whose address is 102 BROOKLINE LANE
HELENA, AL 35080

("Borrower").

This Security Instrument is given to

PHOENIX FUNDING A DIVISION OF SECURITY MUTUAL FIN.

which is organized and existing under the laws of Alabama

, and whose

address is 2340 WOODCREST PL STE 250

BIRMINGHAM, AL 35209

("Lender").

Borrower owes Lender the principal sum of

Ninety Three Thousand Four Hundred Fifteen DOLLARS and Zero Dollars (U.S. \$93,415.00). 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 August 1, 2028. 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 the Lender and Lender's successors and assigns, with power of sale, the following described property located in Shelby County, Alabama:

Lot 83, according to the Survey of Scottsdale, 2nd Addition, as recorded in Map Book 7 page 118 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The proceeds of this loan have been applied to the purchase price of the property described herein.

Inst # 1999-43858

ALABAMA - Single Family - Fannie Mae/Freddie Mac Uniform Instrument
Form 3001 9/90

Laser Forms Inc. (800) 446-3555
LIFT #FMA3001 3/96

Page 1 of 7

Initials:

JB
ELB

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