

# ASSUMPTION AGREEMENT

JAN 18 2001

WITH RELEASE

Loan No. 48

RETENTION CENTER

WHEREAS Regions Mortgage, Inc., hereinafter referred  
to as "Lender", loaned Gary Lee Murphy and Sherry G. Murphy  
, hereinafter referred to as  
"Borrowers", the sum of Two Hundred Thousand  
 Dollars (\$ 200,000.00), as evidenced by note and mortgage  
dated May 6, 1997 and recorded ~~in~~ at 1996-14416 at Page   
of the Probate Records of Shelby County, Alabama

WHEREAS, said Borrowers have sold said property to the undersigned Purchasers and said Purchasers desire to assume and agree to pay indebtedness and perform all the obligations of Borrowers, and said Borrowers desire to be released from said obligations, and Lender is willing to accept said assumption and release said original borrowers:

THEREFORE, for and in consideration of the premises and other good and valuable considerations, the undersigned Purchasers hereby assume and agree to pay the indebtedness evidenced by said note and mortgage and perform all of the obligations

provided therein, it being agreed and understand that as of this date said indebtedness is  
One Hundred Ninety-three Thousand  
Thirty-two & 21/100 Dollars (\$ \$193,032.21), and that the interest  
rate shall be 7.625 % per annum, and that the monthly payments shall be made  
payments shall be made beginning the 1st day of February,  
2001.

in the sum that follows:

Principal and interest	\$ <u>1,415.59</u>
Accrued taxes/ins.	<u>189.03</u>
Escrow Prorated	
<del>Accrued hazard insurance</del>	<u>23.86</u>
FHA M.I. or P.M.I.	<u>N/A</u>
Total	\$ <u>1,628.48</u>

per month and that in all other aspects, all terms and conditions of said note shall remain in full force and effect, and Lender hereby releases and discharges said original Borrowers upon their personal obligation upon said indebtedness.

This assumption by said Purchasers is joint and several and shall bind them, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument, this 18th  
day of Jan, 2001.

Sherry G. Murphy L.S.  
Sellers Sherry G. Murphy  
 L.S.  
Sellers

Lori A. Dyer L.S.  
Borrowers Lori A. Dyer  
 L.S.  
Borrowers

03/21/2001-10299  
01:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.00  
002 MEL

ASSUMPTION DEPT.

FEB 23 2001

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Martha S. O'Neal, a Notary Public in and for said County, in  
said State, do hereby certify that Sherry A. Murphy,

whose name(s) are signed to the foregoing instrument and who are known to me, acknowledged  
before me on this day that, being informed of the contents of said instrument, they executed the  
same voluntarily on the day of the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of January, 2001.

Martha S. O'Neal  
NOTARY PUBLIC

My Commission Expires: 7-29-02

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Martha S. O'Neal, a Notary Public in and for said County, in  
said State, do hereby certify that Lori A. Dyer,

whose name(s) are signed to the foregoing instrument and who are known to me, acknowledged  
before me on this day that, being informed of the contents of said instrument, they executed the  
same voluntarily on the day of the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of January, 2001.

Martha S. O'Neal  
NOTARY PUBLIC  
My Commission Expires: 7-29-02

IN WITNESS WHEREOF, \_\_\_\_\_  
has caused this instrument to be executed by the undersigned as its authorized representatives on  
the day hereinabove written.

BY: Glenda V. Yelverton  
**GLEND A. YELVERTON**

AS ITS: SENIOR VICE PRESIDENT

ATTESTED:  
BY: Edward A. Cox  
**EDWARD A. COX**

AS ITS: VICE PRESIDENT

STATE OF ALABAMA)

MONTGOMERY COUNTY)

I, Traci J. Varon, a Notary Public in and for said County, in

said State, do hereby certify that Glenda V. Yelverton, Senior Vice President and  
Edward A. Cox, Vice President, whose name(s) are signed to the foregoing  
instrument and who are known to me, acknowledged before me on this day that, being informed  
of the contents of said instrument, they executed the same voluntarily on the day of the same  
bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of January, 2001.

03/21/2001 10299  
01:41 PM CERTIFIED

Traci J. Varon  
NOTARY PUBLIC

My Commission Expires: 8-25-03