

When recorded, mail to:
Attn: Dana Boer
Matrix Financial Services Corp.
2133 W. Peoria Avenue
Phoenix, AZ 85029

This instrument prepared by Dana Boer at Matrix Financial Services Corporation, 2133 W. Peoria Ave.,
Phoenix, AZ 85029, telephone no.: (602) 749-2464

Matrix # : 2039393 Chase # : 1977246873 Pool # : 254091

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, MATRIX FINANCIAL SERVICES CORPORATION, an Arizona Corporation, whose address is 2133 W. Peoria Avenue, Phoenix, Arizona 85029 hereby grants, assigns, transfers, and conveys to CHASE MORTGAGE COMPANY, an Ohio Corporation, whose address is 3415 Vision Drive, Columbus, OH 43219, all beneficial interest under that certain Mortgage dated 10/01/2001, in the amount of \$229,300, executed by Patrick Eddins and wife, Karen L. Eddins and recorded 10/08/2001 on Instrument # 2001-43577 in Book Page of the records in the office of the County Clerk and Recorder of Shelby County, AL, together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all right accrued or to accrue under said MORTGAGE in which covers property described as: See Attached Exhibit "A".

which has the address of 134 Katy Circle, Birmingham, Alabama 35242 Tax ID:

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on November 19, 2002.

MATRIX FINANCIAL SERVICES CORPORATION



TARA TAYLOR
ASSISTANT VICE PRESIDENT

State of Arizona)
)
County of Maricopa)

On November 19, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Tara Taylor known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

Witness My Hand and Official Seal

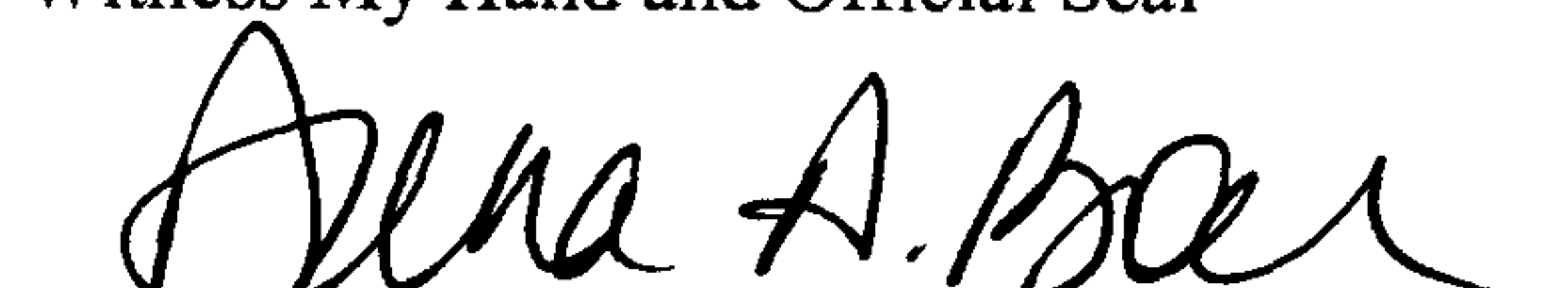

DANA A. BOER



Exhibit "A"

Lot 41, according to the Survey of The Cedars, as recorded in Map Book 25, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to: 1. All easements, covenants, restrictions, agreements and rights of way of record.
2. Any mineral and mining rights not owned by the mortgagor.