

PREPARED BY:

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20031208000793930 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
12/08/2003 10:35:00 FILED/CERTIFIED

RETURN TO: FIDELITY NATIONAL FORECLOSURE &
BANKRUPTCY SOLUTIONS, INC-NI
1270 Northland Drive, Suite 200
Mendota Height, MN 55120

Loan No. 0005008853/Yates
File No.: 560.0316284AL/LEE

TRANSFER AND ASSIGNMENT OF MORTGAGE

STATE OF ALABAMA

COUNTY OF SHELBY

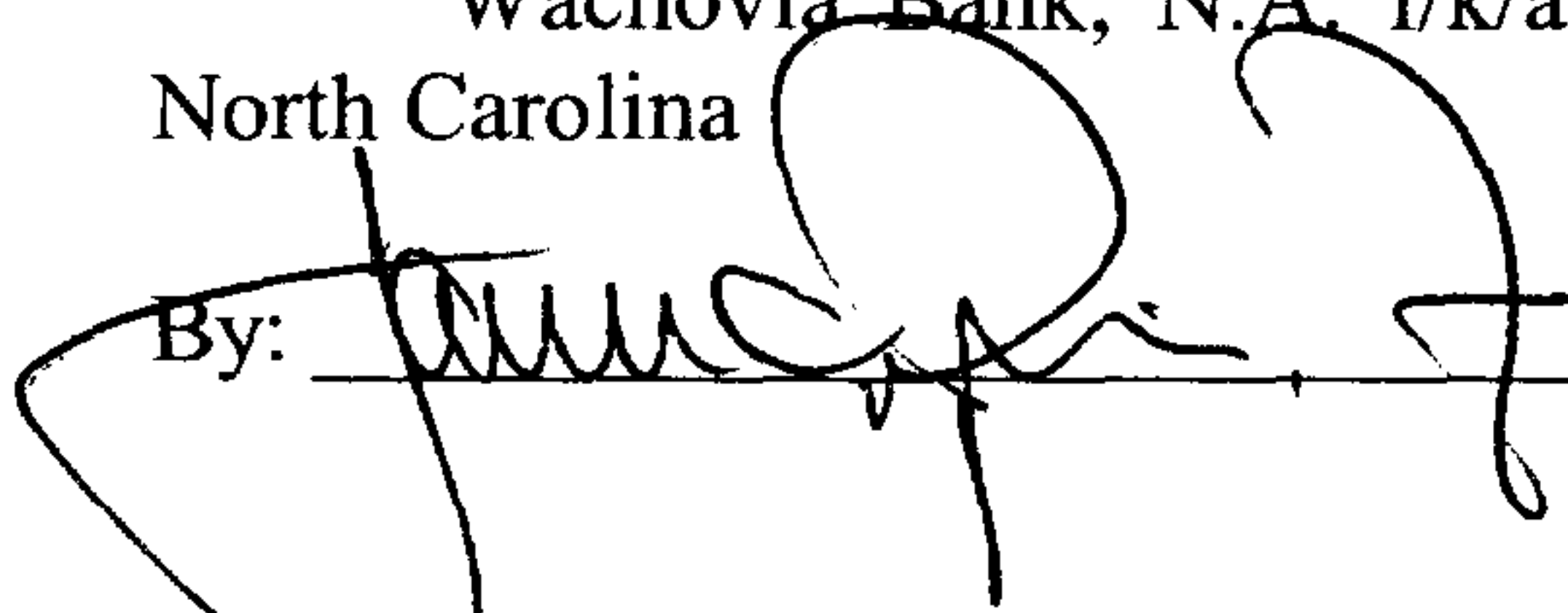
FOR VALUE RECEIVED Wachovia Bank, N.A. f/k/a First Union National Bank, s/b/c First Union National Bank of North Carolina, as Assignor, has this day transferred sold, assigned, conveyed and set over to Chase Manhattan Bank, as Assignee, its successors, representatives and assigns all of the assignor's right, title and interest in and to that certain Mortgage, executed by Wade A. Yates and wife, Ann B. Yates to Innovative Mortgage Company, Inc.II, dated April 8, 1996, and recorded in Deed Book 1996-12089, Page , in the Office of the Judge of Probate of Shelby County, Alabama.

The Assignor herein specifically sells, assigns, transfers and conveys to the Assignee, its successors, representatives and assigns the aforementioned Mortgage the property described herein, the indebtedness secured thereby, together with all the rights, title, interest powers, options, privileges and immunities contained therein.

The Assignor herein has this day sold and assigned to the Assignee the Note secured by the aforementioned Mortgage, and this transfer is made to secure the Assignee, its successors, representatives, and assigns in the payment of said Note.

IN WITNESS WHEREOF, the Assignor has hereunto set its hand and seal this 23rd day of October, 2003.

Wachovia Bank, N.A. f/k/a First Union National Bank, s/b/c First Union National Bank of North Carolina

By:  (L.S.)

Title: SENIOR VICE PRESIDENT

By:  (L.S.)

Title: SENIOR VICE PRESIDENT

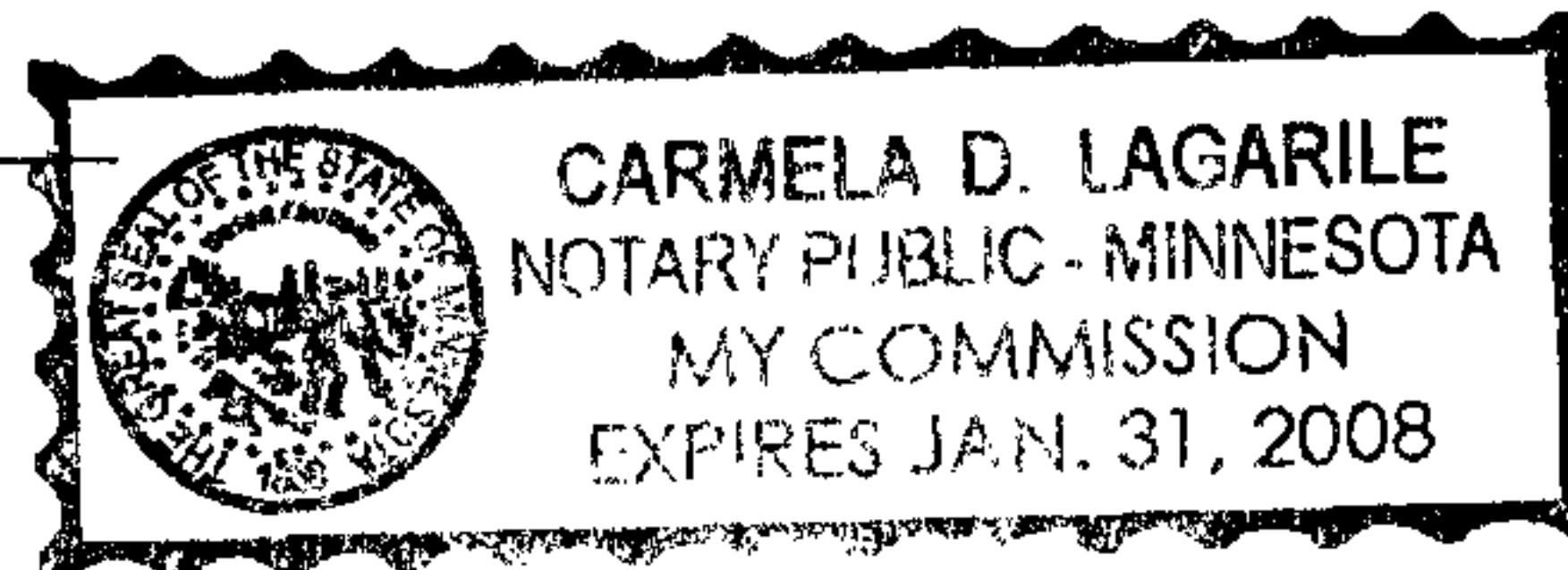
State of MINNESOTA

County of DAKOTA

I Carmela Lagarile, a Notary Public in and for said State and County hereby certify that Lawrence Dingmann and Steve Gerths whose names as SENIOR VICE PRESIDENT and SENIOR VICE PRESIDENT of Wachovia Bank, N.A., are signed the foregoing conveyance and officers and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as such officers on the day the same bears date.

Given under my hand this the 23rd day of October, 2003.

Carmela D. Lagarile
Notary



(Seal)

My Commission Expires: 1-31-08

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