

MFI TITLE SERVICE
505 City Parkway West
Suite 800
Orange, CA 92868

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, BancBoston Mortgage Corporation hereby grants, assigns and transfers to Sovereign Bank, One Sovereign Way, East Providence, RI 02915 of its interest under a certain mortgage dated February 9, 1996 executed by Carl Frederick Walz and wife, Christine S. Walz, Mortgagor(s), to MortgageAmerica, Inc. Said mortgage was recorded in Instrument #199608447 on March 15, 1996 in the Official Records in the County Recorder's office of Shelby County, Alabama.

The aforementioned mortgage secured property more fully described as follows:

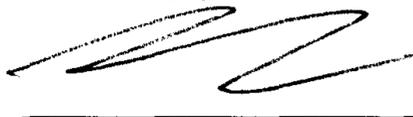
Property Address: 1922 Crestridge Drive, Birmingham, AL 35244.

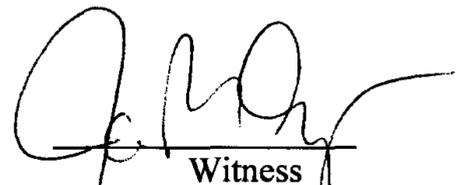
TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said mortgage.

The Assignment is not subject to the requirement of Section 275 of the Real Property Law because it is an Assignment under the secondary mortgage market.

Dated: September 16, 2003

Sovereign Bank
Successor in Interest for
BancBoston Mortgage Corporation.


Peter Wald Vice President


Witness
Janine Champagne


Witness
Daiva Ziukiene

**STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE, ss**

On September 16, 2003, before me, Mark J. Newton, a Notary Public in and for said County and State, personally appeared Peter Wald Vice President of Sovereign Bank personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument Sovereign Bank, upon behalf of which he/she acted, executed the instrument, and that such individual made such appearance before the undersigned in Providence County, Rhode Island.

The assignee is not acting as a nominee of the mortgagor and that the mortgage continues to secure a bonafide obligation.

WITNESS my hand and official seal,

Mark J. Newton, Notary Public
My commission Expires: July 11, 2006


Prepared By: Sovereign Bank
Ana Mendez
One Sovereign Way
E. Providence, RI 02915