

**WHEN RECORDED, RETURN TO:**

PNC Bank, NA  
Attn: Collateral Control  
2730 Liberty Avenue  
Pittsburgh, PA 15222

**THIS DOCUMENT PREPARED BY:**

PNC Bank  
Carol Verbick, Consumer Loan Officer  
2730 Liberty Avenue  
Pittsburgh, PA 15222  
412-768-1165 84 3 845550101893

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**ASSIGNMENT OF MORTGAGE**

**THIS ASSIGNMENT OF MORTGAGE IS MADE AS OF June 16, 2004** between **Prudential Bank & Trust, FSB**, 1 Ravinia Drive, Atlanta, GA 30346 ("Assignor") and PNC Bank, NA, 2730 Liberty Avenue, Pittsburgh, PA 15222 ("Assignee").

Assignor is the mortgagee under a certain mortgage given and executed by **DEAN, RALPH R** and **DEAN, DIANNE B** to **Prudential Bank & Trust, FSB (successor in interest to The Prudential Bank and Trust Company by merger)**, dated **April 26, 1993**, recorded **July 16, 1993** in **SHELBY, AL** Book --, Page -- and/or Instrument/Document Number **1993-19590**, etc. (the "Mortgage"), given to secure the payment of a note of even date thereof in the principal amount of **\$25,000.00** dollars with interest, etc. (the "Note"), and secured upon all that certain real property located at **105 AUGUSTA WAY, HELENA, AL 350803940**.

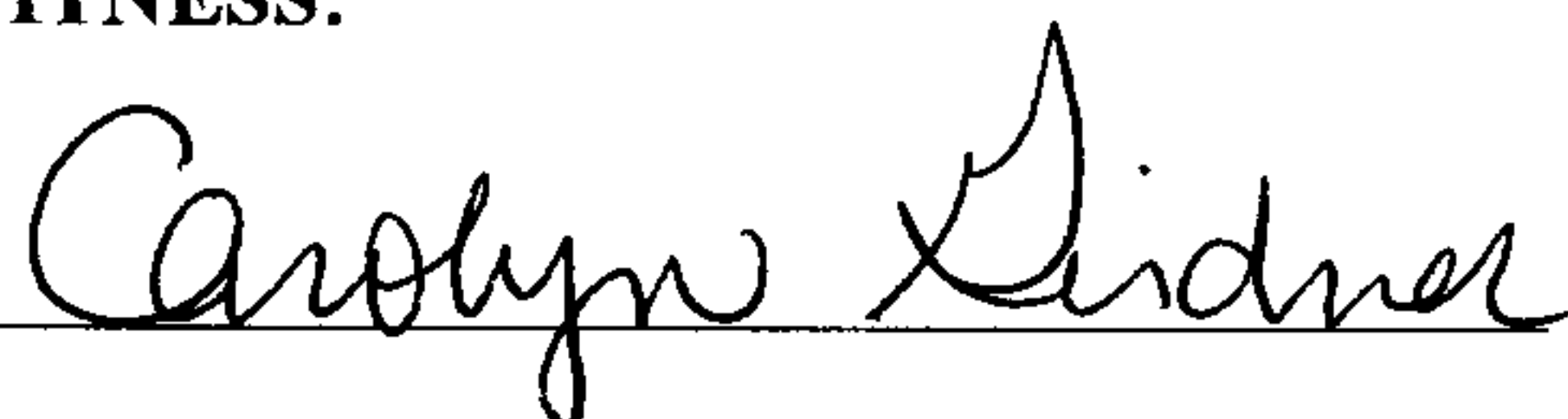
Assignor now desires to transfer all of its rights under the Mortgage to Assignee.

**NOW THEREFORE**, for good and valuable consideration paid by Assignee to Assignor at the time of the execution hereof, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over unto Assignee, his heirs, executors, administrators and assigns all rights of Assignor under the Note and the Mortgage, and all moneys, principal and interest due thereon, together with all rights, remedies and incidents thereunto belonging, and all Assignor's right, title, interest, property, claim and demand in and to the same.

**TO HAVE**, hold, receive and take all and singular the hereditaments and premises hereby granted and assigned, or mentioned and intended so to be, with the appurtenances, unto the said Assignee, his heirs, executors, administrators and assigns, to and for his and their only proper use and benefit forever.

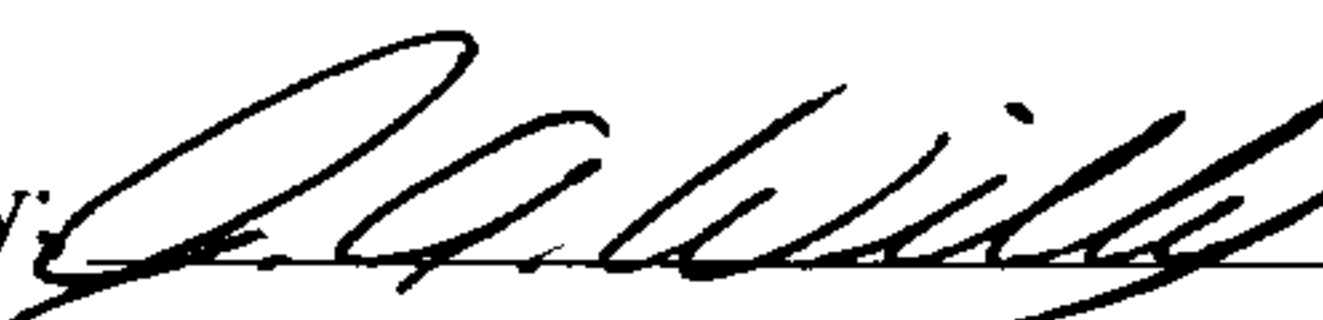
**IN WITNESS WHEREOF**, Assignor has signed this Assignment as of the day and date first written above.

**WITNESS:**



Carolyn Girdner  
Vice President

**Prudential Bank & Trust, FSB**

By: 

J A Willey  
Senior Vice President

STATE OF GEORGIA

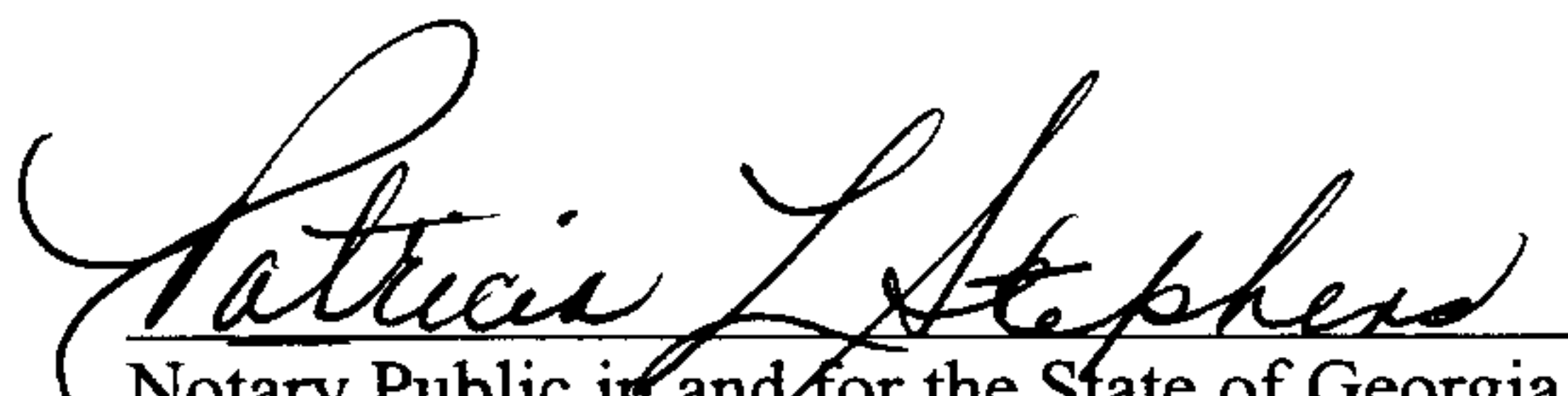
)

County of **COBB**

) SS

On **June 16, 2004**, before me, the undersigned notary public in and for this state and county, personally appeared **J A Willey** who is acknowledged to be the **Senior Vice President** of **Prudential Bank & Trust, FSB**, and stated that as such officer being authorized to do, and executed the foregoing instrument for the purpose therein contained, for and on behalf of the corporation.

In witness whereof, I have set my hand and official seal.

 (Seal)  
Notary Public in and for the State of Georgia

**Patricia L. Stephens**

\_\_\_\_\_  
(Notary's Printed Name)

My Commission Expires: **January 12, 2007**



84-3-845550101893

20040813000454680 Pg 3/3 18.00  
Shelby Cnty Judge of Probate, AL  
08/13/2004 09:37:00 FILED/CERTIFIED

EXIBIT "A"

Lot 21, according to the Final Plat of Augusta Pointe, as recorded in Map B0ok 13 page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

RRD  
DS

Inst # 1993-10214

04/14/1993-10214  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 54.00

Inst # 1993-19590

07/06/1993  
09:14