

20071017000483480 1/2 \$14.00  
 Shelby Cnty Judge of Probate, AL  
 10/17/2007 02:40:04PM FILED/CERT

## ASSIGNMENT OF MORTGAGE

### STATE OF ALABAMA

WITNESSETH: For a VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 SIGNATURE HOME MORTGAGE, LLC

hereby sells,  
 assigns, transfers, and sets over a certain mortgage, relating to the property legally described as

See attached Exhibit "A"

from CASEY R NIX AND CHARLOTTE L NIX, HUSBAND AND WIFE

\*Inst# 20071017000483470

dated OCTOBER 11, 2007, of record in Mortgage Fiche \* , Frame  
 in the Office of the Probate Judge of SHELBY County, Alabama, to

Wells Fargo Home Mortgage

(hereafter referred to as "Assignee")

together with all its right, title, and interest in and to the land described in said mortgage, with recourse, it being  
 understood that the note secured by said mortgage has been assigned and transferred to said Assignee, this  
 11TH day of OCTOBER, 2007

SIGNATURE HOME MORTGAGE, LLC

*Jodi D. Krayner*

State of Alabama

County of Jefferson

I, John L. Hartman, III

, a Notary Public in and for said County in said State, hereby certify that

Jodi D. Krayner

whose name as authorized representative

of the

Signature Home Mortgage, LLC, a LIMITED LIABILITY COMPANY,  
 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being  
 informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same  
 voluntarily for and as the act of said LIMITED LIABILITY COMPANY

Given under my hand this the 11TH day of OCTOBER, 2007

0078432994

Alabama Assignment of Mortgage  
 with Acknowledgment

DOC ID ALAS NMFL #0648 07/04  
 11/97  
 VMP MORTGAGE FORMS - (800)521-7281





**EXHIBIT "A"**

20071017000483480 2/2 \$14.00  
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Unit 47, Building 12, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1<sup>st</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460 Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a Condominium which is recorded in Instrument 20070420000184480 in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, in the Probate Office of Shelby County, Alabama, and any amendments thereto; (9) Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama; (10) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186 in the Probate Office of Shelby County, Alabama; (11) Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.