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STATE OF ALABAMA )

COUNTY OF SHELBY )

**ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (the "Assignor"), does hereby transfer, assign, set over and convey unto HSBC BANK USA, NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO WELLS FARGO BANK, N.A. AS TRUSTEE FOR BEAR STEARNS MORTGAGE FUNDING TRUST 2006-AC1 (the "Assignee"), its successors, transferees, and assigns forever, all right, title and interest of said Assignor in and to that certain Mortgage executed by MARSHA H. FALKNER AND HUSBAND, KENNETH R. FALKNER, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMSOUTH BANK dated the 21st day of April, 2006, and filed for record in Instrument Number 20060509000218260, in the Probate Office of Shelby County, Alabama, covering property described in said Mortgage, together with the note and indebtedness secured by the Mortgage, and all interest of the undersigned in and to the property described in said Mortgage.

It is expressly understood and agreed that the within transfer and assignment of the said Mortgage is without warranty, representation or recourse of any kind whatsoever.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. has caused this instrument to be executed by Stephen G. Collins, as Assistant Secretary and Vice President of Mortgage Electronic Registration Systems, Inc., pursuant to that certain Agreement for signing attached hereto as Exhibit A and fully incorporated herein. This Assignment is executed on this the 6 day of April, 2009.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

By: [Signature]  
Stephen G. Collins  
Assistant Secretary and Vice President of  
Mortgage Electronic Registration Systems, Inc.

STATE OF Alabama )

COUNTY OF Jefferson )

I, Jessica Needham Pelham, a Notary Public in and for the said County and State, do hereby certify that Stephen G. Collins, whose name as Assistant Secretary and Vice President of Mortgage Electronic Registration Systems, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this Assignment, he, and with full authority, executed the same voluntarily for and as the act of said corporation, and acting in its capacity as Assistant Secretary and Vice President as aforesaid.

Given under my hand and official seal this 6 day  
of April, 2009.

[Signature]  
Notary Public

My Commission Expires: 4-5-2011

This instrument prepared by:  
Ginny Rutledge  
Sirote & Permutt, P.C.  
P. O. Box 55727  
Birmingham, AL. 35255



## AGREEMENT FOR SIGNING AUTHORITY

**MERSCORP, INC.** ("MERS") and its subsidiary, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Countrywide Financial Corporation** ("MEMBER") and **Sirote & Permutt P.C.** ("VENDOR") hereby agree as follows:

1. The purpose of this agreement for signing authority (the "Agreement") is to define the rights and obligations of the parties when Vendor performs certain duties, as described in the attached corporate resolution (the "Resolution"), relating to mortgage loans that are registered on the MERS® System and shown on the MERS® System to be serviced by Member.
2. **Countrywide Financial Corporation** is a member of MERS, and has signed an agreement of membership that is incorporated herein by reference. Member has entered into a separate contract with Vendor to perform certain services for Member. References herein to "mortgage(s)" and "mortgagee of record" shall include deed(s) of trust and beneficiary under a deed of trust, respectively, and any other form of security instrument under applicable state law.
3. The parties acknowledge that Mortgage Electronic Registration Systems, Inc. may be the mortgagee of record on Member's mortgages. Therefore, in order for Vendor to perform its contractual duties to Member, MERS, by corporate resolution, will grant employees of Vendor the limited authority to act on behalf of MERS to perform certain duties. Such authority is set forth in the Resolution, which is made a part of this Agreement.
4. The parties agree that Member will provide all necessary information and instructions to Vendor to perform certain duties where Mortgage Electronic Registration Systems, Inc. acts as the mortgagee of record. All parties agree that Merscorp, Inc. and Mortgage Electronic Registration Systems, Inc. are not responsible for the accuracy of any information provided by Member to Vendor, or any information entered into the MERS® System by or on behalf of Member. Any problems regarding the information or instructions between Member and Vendor must be resolved between those two parties.
5. Member and Vendor agree to indemnify and hold harmless Merscorp, Inc., Mortgage Electronic Registration Systems, Inc. and any employee, director, officer, agent or affiliate of Merscorp, Inc. or Mortgage Electronic Registration Systems, Inc. ("MERS Party") from and against any and all third-party claims, losses, penalties, fines, forfeitures, reasonable attorney fees and related costs, judgments, and any other costs, fees and expenses that result from the negligence, errors and omissions, breach of confidentiality or willful misconduct of Vendor in performing certain duties where Mortgage Electronic Registration Systems, Inc. is the mortgagee of record.
6. Vendor shall maintain appropriate insurance coverage that shall include coverage for any negligence, errors and omissions or willful misconduct of all employees authorized to sign as officers of Mortgage Electronic Registration Systems, Inc.

7. Upon termination of the contract between Member and Vendor, this agreement shall concurrently terminate and the corporate resolution shall be revoked at such time.
8. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia without regard to its choice of law provisions.

The parties have executed this Agreement intending to be bound as of the dates indicated below.

**MERSCORP, INC.**

By: Stanley Holst

Title: Vice President

Dated: 10-16-07

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

By: [Signature]

Title: Secretary/Treasurer

Dated: 10-16-07

**Countrywide Financial Corporation**

By: [Signature]

Title: Brandon Sciumbato - Senior Vice President

Dated: September 20, 2007

**Sirote & Permutt P.C.**

By: [Signature]

Title: Shareholder

Dated: 9/25/07



## MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.


### CORPORATE RESOLUTION

Be it Resolved that the attached list of candidates are employee(s) of Sirote & Permutt P.C. and are hereby appointed as assistant secretaries and vice presidents of Mortgage Electronic Registration Systems, Inc., and as such, are authorized to:

- (1) Assign the lien of any mortgage loan registered on the MERS® System that is shown to be registered to Countrywide Financial Corporation or its designee;
- (2) Release the lien of any mortgage loan registered on the MERS® System that is shown to be registered to Countrywide Financial Corporation or its designee;
- (3) execute any and all documents necessary to foreclose upon the property securing any mortgage loan registered on the MERS System that is shown to be registered to the Member, including but not limited to (a) substitution of trustee on Deeds of Trust, (b) Trustee's Deeds upon sale on behalf of MERS, (c) Affidavits of Non-military Status, (d) Affidavits of Judgment, (e) Affidavits of Debt, (f) quitclaim deeds, (g) Affidavits regarding lost promissory notes, and (h) endorsements of promissory notes to VA or HUD on behalf of MERS as a required part of the claims process.

I, William C. Hultman, being the Corporate Secretary of Mortgage Electronic Registration Systems, Inc., hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of Directors of said corporation effective as of the 16 day of October, 2007 which is in full force and effect on this date and does not conflict with the Certificate of Incorporation or By-Laws of said corporation.

  
Secretary

  
20090414000137110 5/5 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/14/2009 10:44:44AM FILED/CERT

**Sirote & Permutt P.C.**

**Mortgage Electronic Registration Systems, Inc.**  
**Certifying Officers**

Jerry E. Held

Stephen G. Collins

Ginny C. Rutledge