



ASSIGNMENT OF MORTGAGE

This assignment of mortgage is dated January 5, 2010, between Fred Johnson (the "Assignor"), whose address is 3200 Heathrow Downs, Birmingham, Alabama 35226, and Regions Bank (the "Assignee"), whose address is 417 North 20th Street, 16th Floor, Birmingham, Alabama 35203.

Mortgage. Phillip Seales and Beverly Seales, as mortgagors, executed and delivered to J. Elliot Corp., as mortgagee, the following described mortgage dated December 27, 1996 (the "Mortgage"), which has been recorded in the Office of the Judge of Probate for Shelby County, Alabama as follows:

Mortgage recorded on December 30, 1996 in the Probate Office of Shelby County in Instrument No. 1996-42522.

Real Property Description. The Mortgage covers the following described real property (the "Real Property") located in Shelby County, Alabama:

Lot 45, according to the Survey of Forest Hills 2nd Sector, as recorded in Map Book 21, Page 50 A and B, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 621 Forest Hills Road, Alabaster, Alabama 35007. The Real Property tax identification number is 23-6-13-0-000-013.075.

First Assignment of Mortgage. J. Elliot Corp., as assignor, executed and delivered to Regions Bank, as assignee, the following described assignment of mortgage dated November 18, 1997 (the "First Assignment of Mortgage"), which has been recorded in the Office of the Judge of Probate for Shelby County, Alabama as follows:

Assignment of Mortgage recorded on November 26, 1997 in the Probate Office of Shelby County, Alabama in Instrument No. 1997-38610.

Second Assignment of Mortgage. J. Elliot Corp., as assignor, executed and delivered to Regions Bank, as assignee, the following described assignment of mortgage dated January 30, 2001 (the "Second Assignment of Mortgage"), which has been recorded in the Office of the Judge of Probate for Shelby County, Alabama as follows:

Assignment of Mortgage recorded on February 9, 2001 in the Probate Office of Shelby County, Alabama in Instrument No. 2001-04611.

Third Assignment of Mortgage. J. Elliot Corp. as assignor, executed and delivered to Fred Johnson, as assignee, the following described assignment of mortgage dated November 4, 2004 (the "Third Assignment of Mortgage"), which has been recorded in the Office of the Judge of Probate for Shelby County, Alabama as follows:

Assignment of Mortgage recorded on December 13, 2004 in the Probate Office of Shelby County, Alabama in Instrument No. 20041213000680780.

Assignment of Mortgage. For valuable consideration, the Assignor, Fred Johnson, hereby assigns and conveys to the Assignee, Regions Bank, all of Assignor's right, title, and interest in and to the above described Mortgage.

IN WITNESS WHEREOF, ASSIGNOR HAS EXECUTED THIS ASSIGNMENT OF MORTGAGE ON
JANUARY 5, 2010.

THIS AGREEMENT IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS ASSIGNMENT
IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT
ACCORDING TO LAW.

By:

Fred Johnson 1/5/2010
Fred Johnson Date

Witnessed By: Sylvia Johnson 1-5-10 (sign and date)

Sylvia Johnson (print name)

Witnessed By: Kelly Smith 1-5-10 (sign and date)

Kelly Smith (print name)

This Instrument Prepared By:

Clark A. Cooper
Bradley R. Hightower
Christian & Small, LLP
505 20th Street North
Suite 1800
Birmingham, Alabama 35203

Grantee's Address:

Regions Bank
417 North 20th Street
16th Floor
Birmingham, Alabama 35203