


PREPARED BY: JOHN RUDD
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20100414000113480 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
04/14/2010 11:50:41 AM FILED/CERT

RETURN TO: SUNTRUST MORTGAGE, INC.
P O Box 27767
Richmond, VA 23261
(800) 443-1032

File #: 221.1007141AL/G

TRANSFER AND ASSIGNMENT OF MORTGAGE

STATE OF ALABAMA

COUNTY OF SHELBY

FOR VALUE RECEIVED Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First American Bank, its successors and assigns, as Assignor, has this day transferred sold, assigned, conveyed and set over to SunTrust Mortgage, Inc., as Assignee, its successors, representatives and assigns all of the assignor's right, title and interest in and to that certain Mortgage, executed by Troy Szczudlak and Kelly Szczudlak, husband and wife to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First American Bank, its successors and assigns, dated January 26, 2007, and recorded in Instrument 20070208000059260 in the Office of the Judge of Probate of Shelby County, Alabama.

See attached as Exhibit A

The Assignor herein specifically sells, assigns, transfers and conveys to the Assignee, its successors, representatives and assigns the aforementioned Mortgage the property described herein, the indebtedness secured thereby, together with all the rights, title, interest powers, options, privileges and immunities contained therein.

The Assignor herein has this day sold and assigned to the Assignee the Note secured by the aforementioned Mortgage, and this transfer is made to secure the Assignee, its successors, representatives, and assigns in the payment of said Note.

IN WITNESS WHEREOF, the Assignor has hereunto set its hand and seal this 31 day of March, 2010.

Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First American Bank, its successors and assigns

By: Sharon S. Kirven (L.S.)

Title: Sharon S. Kirven; Assistant Secretary

By: Annette Holman-Foreman (L.S.)

Title: Annette Holman-Foreman; Vice President

State of VIRGINIA

CITY OF RICHMOND

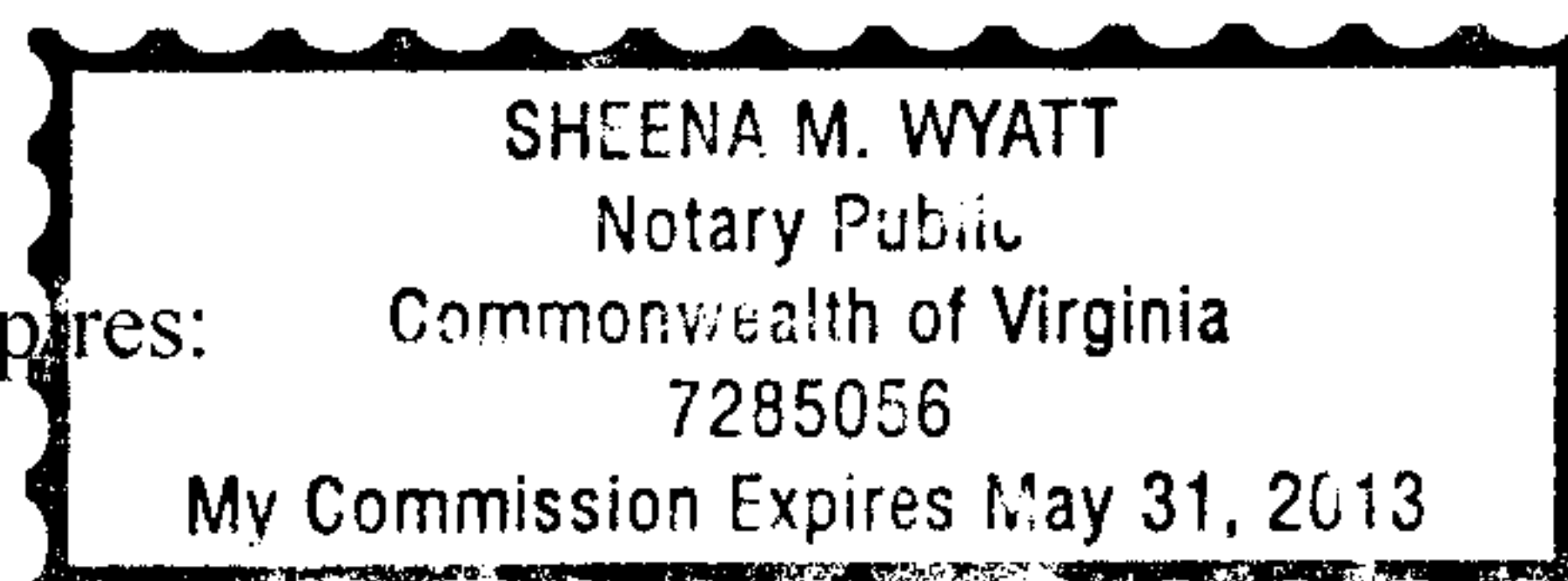
I Sheena M. Wyatt, a Notary Public in and for said State and City hereby certify that Sharon S. Kirven and Annette Holman-Foreman whose names as Assistant Secretary and Vice President of _____, corporation, are signed the foregoing conveyance and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity on the day the same bears date.

Given under my hand this the 31 day of March, 2010.

Sheena Wyatt
Notary

(Seal)

My Commission Expires:



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EXHIBIT "A"

Lot 40, according to the final plat of Sunset Lake, Phase Three, as recorded in Map Book 33, Page 22, in the Probate Office of Shelby County, Alabama.



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