Recording Requested By:
MGC MORTGAGE, INC.

When Recorded Return To:

CARISSA GOLDEN
MGC MORTGAGE, INC.
POST CLOSING/LIEN RELEASE DEPT
PO BOX 251686
PLANO, TX 75025-9933

20100608000180760 1/1 $11.00
Shelby Cnty Judge of Probate, AL
06/08/2010 01:03:05 PM FILED/CERT

294027

CORPORATE ASSIGNMENT OF MORTGAGE

Shelby, Alabama
SERVICING #:294027 "PHELPS"

Date of Assignment: May 17th, 2010
Assignor: BEAL BANK at 6000 LEGACY DRIVE, PLANO, TX 75024
Assignee: PROPERTY ACCEPTANCE CORP. at 6000 LEGACY DRIVE, PLANO, TX 75024

Executed By: JOSEPH C. PHELPS, II AND JANE R. PHELPS, HUSBAND AND WIFE To: DELTA FUNDING CORPORATION
Date of Mortgage: 05/20/1999 Recorded: 06/02/1999 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 1999-23097 In Shelby, Alabama

Property Address: 717 HWY 42, CALERA, AL 35040

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable consideration, paid to the above named Assignor, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage together with the Note or other evidence of indebtedness (the "Note"), said Note having an original principal sum of $135,000.00 with interest, secured thereby, together with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's beneficial interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage and Note, and also the said property unto the said Assignee forever, subject to the terms contained in said Mortgage and Note.

This transfer to be effective as of May 1, 2010. This assignment is made without recourse, representation or warranty, express or implied.

BEAL BANK POA: 04/14/2010 as Instrument No.: 20100414000114160
On 5-28-2010

By: _____
Allison Martin, VP of MGC Mortgage, Inc.,
Attorney-In-Fact

STATE OF Texas
COUNTY OF Collin

On 5-28-2010, before me, ~~JO EVANS,~~ Donna Koestner a Notary Public in and for Collin County, in the State of Texas, personally appeared Allison Martin, VP of MGC Mortgage, Inc., Attorney-In-Fact, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

_____
~~JO EVANS~~ Donna Koestner
Notary Expires: ~~05/05/2013 #12689043-5~~

DONNA KOESTNER
Notary Public, State of Texas
My Commission Expires
October 13, 2010

(This area for notarial seal)

Prepared By: CARISSA GOLDEN, MANAGER, MGC MORTGAGE, INC. POST CLOSING/LIEN RELEASE DEPT, 7195 DALLAS PARKWAY, PLANO, TX 75024 866-544-9820

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