

This Document Prepared By and
After Recording Return To:
MGC MORTGAGE, INC.
Attn: Carissa Golden, Manager
Post Closing/Lien Release Dept.
P.O. Box 251686
Plano, Texas 75025-9933
BC: 705721

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

THIS ASSIGNMENT OF MORTGAGE SECURITY AGREEMENT (this "Assignment") is made by PROPERTY ACCEPTANCE CORP., whose address is 6000 Legacy Drive, Plano, Texas 75024 ("Assignor"), to and in favor of LPP MORTGAGE LTD., a Texas limited partnership, whose address is 6000 Legacy Drive, Plano, Texas 75024 ("Assignee").

THIS ASSIGNMENT WITNESSES THAT, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Assignee, Assignor hereby assigns, transfers, sets over and conveys to Assignee and its successors and assigns, without recourse and without representation or warranty, whether express, implied or created by operation of law, the following:

Legal Description: See attached Exhibit "A"

1. that certain Mortgage and Security Agreement from Crossroads Auto Sales, Inc., an Alabama corporation, dated April 22, 1993 and recorded April 28, 1993, as Instrument No. 1993-11901 recorded in the Judge of Probate Office of the County of Shelby, State of Alabama (the "Mortgage"), which Mortgage secures (a) that certain Promissory Note made by Crossroads Auto Sales, Inc., an Alabama corporation, dated April 22, 1993, in the original principal amount of \$139,075.34; (b) that certain Revolving Note made by Crossroads Auto Sales, Inc., an Alabama corporation, dated April 22, 1993, in the original principal amount of \$130,000.00; (c) that certain Floor Plan Master Note made by Crossroads Auto Sales, Inc., an Alabama corporation, dated April 22, 1993, in the original principal amount of \$250,000.00; and, (d) that certain Term Note made by Crossroads Auto Sales, Inc., an Alabama corporation, dated January 26, 1999, in the original principal amount of \$335,000.00 (collectively the "Note"), payable to the order of New South Federal Savings Bank, a federal savings bank, as renewed, extended, amended or modified;

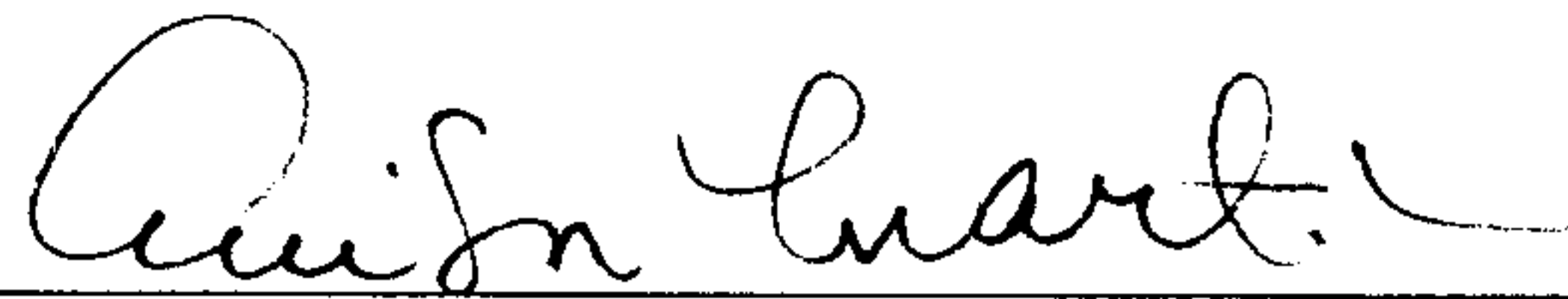


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Shelby Cnty Judge of Probate, AL
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- i. that certain Mortgage Modification Agreement from Crossroads Auto Sales, Inc., an Alabama corporation, dated November 21, 1996 and recorded November 27, 1996, as Instrument No. 1996-39282, recorded in the Judge of Probate Office of the County of Shelby, State of Alabama;
 - ii. that certain Second Mortgage Modification Agreement from Crossroads Auto Sales, Inc., an Alabama corporation, dated January 26, 1999 and recorded January 27, 1999, as Instrument No. 1999-03587, recorded in the Judge of Probate Office of the County of Shelby, State of Alabama;
 - iii. that certain Third Mortgage Modification Agreement from Crossroads Auto Sales, Inc., an Alabama corporation, dated August 12, 2004 and recorded August 25, 2005, as Instrument No. 20050825000438630, and re-recorded November 14, 2005, as Instrument No. 20051114000594750, recorded in the Judge of Probate Office of the County of Shelby, State of Alabama;
2. such other documents, agreements, instruments and other collateral that evidence, secure or otherwise relate to Assignor's right, title or interest in and to the Mortgage and/or the Note and/or the loan evidenced by the Note, including without limitation the title insurance policies and hazard insurance policies relating thereto that are in effect.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and delivered by its Authorized Representative as of the 11th day of August, 2010, but to be effective January 9, 2010.

PROPERTY ACCEPTANCE CORP.

By: 

Allison Martin
Vice President of MGC Mortgage, Inc.
Attorney-In-Fact

POA to be recorded immediately prior to this assignment, or POA recorded _____, 2010, Instrument # _____ in Book _____, Page _____.

ACKNOWLEDGMENT

STATE OF TEXAS

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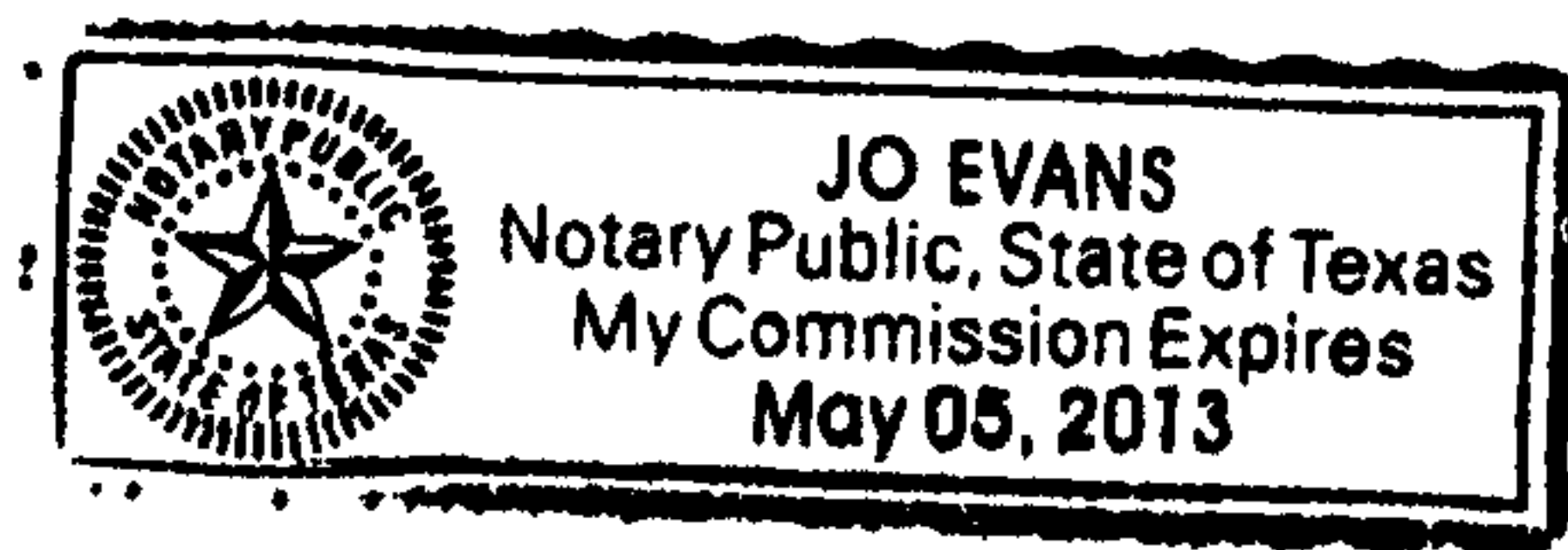
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COUNTY OF COLLIN

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Before me, the undersigned, a Notary Public, on this day personally appeared Allison Martin, who is personally well known to me (or sufficiently proven) to be the Vice President of MGC Mortgage, Inc., Attorney-In-Fact of Property Acceptance Corp. and the person who executed the foregoing instrument by virtue of the authority vested in her, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal this 11th day of August, 2010.



AFFIX NOTARY SEAL

Jo Evans
Notary Name: Jo Evans
Notary Public, State of Texas
My commission expires: May 5, 2013

BC: 705721

Exhibit "A"

Parcel I

Lot 36, a Northerly part of Lot 35 and the Southerly 5.00 feet of Lot 37, Block 1 of the Mickerson-Scott Survey, as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the Southwest corner of Lot 33 and go North 6°54' East along the West boundary of Lots 33, 34, 35, 36 and 37 for 143.35 feet to the point of beginning; thence continue along previous course for 61.65 feet; thence South 83°55' East for 123.63 feet to the Westerly boundary of Highway No. 31; thence South 7°35'53" West along said Westerly boundary for 66.69 feet; thence North 81°34'23" West for 122.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Lots 38, 39, the Northerly 45 feet of Lot 37 and the Southerly 25.0 feet of Lot 40, Block 1, of the Nickerson-Scott Survey, recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama, described as follows:


Commence at the Southwest corner of Lot 33 and go North 6°54' along the West boundary of Lots 33, 34, 35, 36, 37, 38, 39 and 40 for 205.00 feet to the point of beginning; thence continue along previous course for 170.0 feet; thence South 83°55' East for 125.17 feet to the Westerly boundary of Highway No. 31; thence South 7°25'10" West along said Westerly boundary for 170.03 feet; thence North 83°55' West for 123.63 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III

From the Northwest corner of NE¼ of the NW¼, Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, as beginning point; run along the West ¼-¼ line South 00°21' East for 343.2 feet to a point on the Westerly right of way line of U. S. Highway No. 31; thence run along said highway right of way line North 26°22'43" East for 383.08 feet to a point on the North ¼-¼ line for 172.3 feet, back to beginning point; situated in Shelby County, Alabama.

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Exhibit "A" cont'd.


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SAVE AND EXCEPT:

Parcel III

From the Northwest corner of NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, as beginning point; run along the West $\frac{1}{4}$ - $\frac{1}{4}$ line South 00°21' East for 343.2 feet to a point on the Westerly right of way line of U. S. Highway No. 31; thence run along said highway right of way line North 26°22'43" East for 383.08 feet to a point on the North $\frac{1}{4}$ - $\frac{1}{4}$ line for 172.3 feet, back to beginning point; situated in Shelby County, Alabama.

As recorded in that certain Partial Release of Mortgage dated August 30, 1999, recorded March 23, 2000, as Instrument No. 2000-09239, in the Judge of Probate Office of the County of Shelby, State of Alabama.