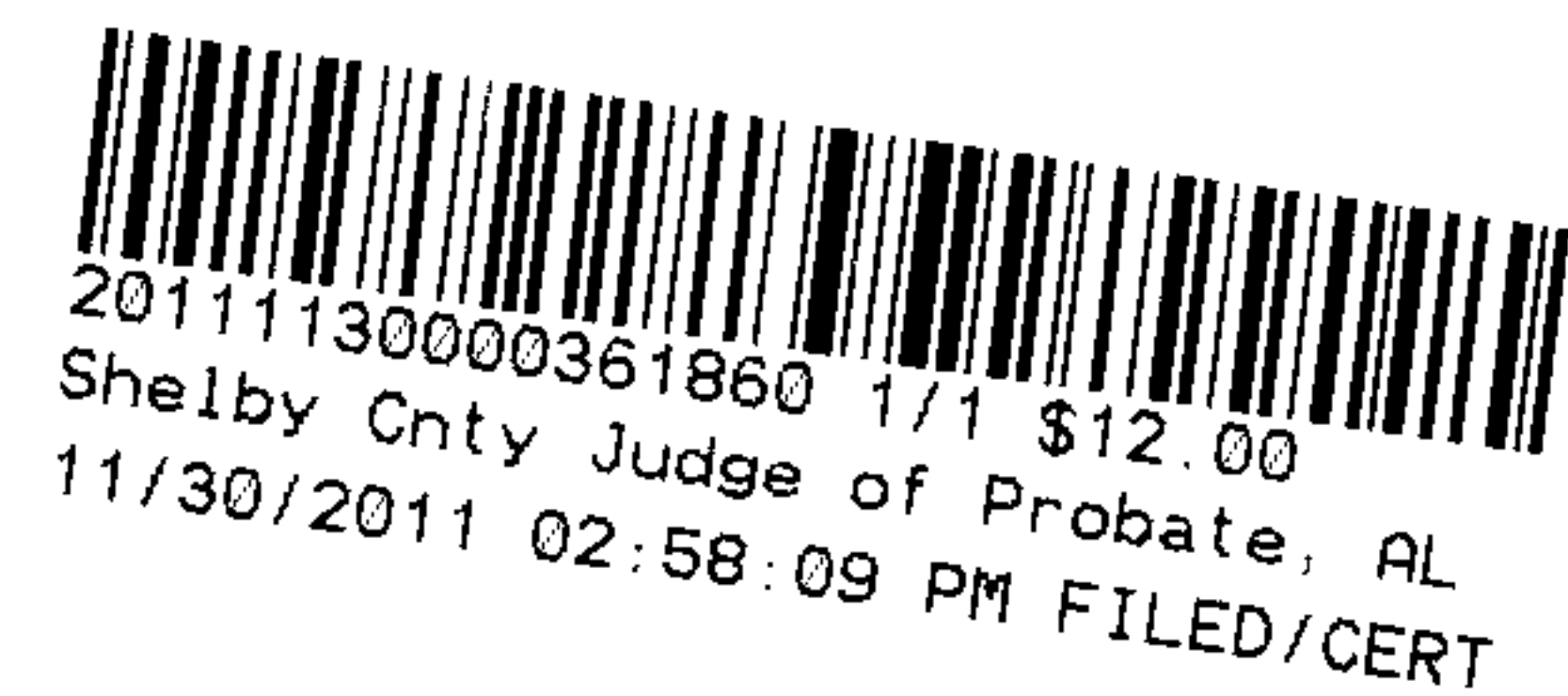


STATE OF ALABAMA )

COUNTY OF SHELBY )



ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned FIRST FRANKLIN FINANCIAL CORPORATION (the "Assignor"), does hereby transfer, assign, set over and convey unto WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FF5 (the "Assignee"), its successors, transferees, and assigns forever, all right, title and interest of said Assignor in and to that certain Mortgage executed by EDWIN C STARBIRD AND DENISE K STARBIRD, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS HUSBAND AND WIFE, to FIRST FRANKLIN FINANCIAL CORPORATION dated May 24, 2004, and filed for record in Instrument Number 20040701000363440, 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, said Assignor has hereunto set its signature this 21<sup>st</sup> day of November, 2011

FIRST FRANKLIN FINANCIAL CORPORATION

By: [Signature]

Its: Debbie Kiss, Assistant Vice President

STATE OF CALIFORNIA )

COUNTY OF VENTURA )

I, Jeanette R. Atlas, a Notary Public in and for said County in said State, hereby certify that Debbie Kiss, whose name as Asst. V.P. of FIRST FRANKLIN FINANCIAL CORPORATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, as such Asst. V.P., and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 21 day of November, 2011, 2011.

Jeanette R. Atlas  
Notary Public  
My Commission Expires: 03-05-2015

This instrument prepared by:  
Cynthia W. Williams  
Sirote & Permutt, P.C.  
P. O. Box 55727  
Birmingham, AL. 35255  
Sirote #: 208331

