

STATE OF ALABAMA

COUNTY OF Shelby

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Choice Capital Funding, Inc., its successors and/or assigns, hereby assign and transfer to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MLMI SURF TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC3 its successors and/or assigns, all its right, title and interest in and to a certain mortgage executed by Leo Taylor, Jr., unmarried, and bearing the date of April 25th, 2005 and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 20050505000214630, Page .

Signed on the 4 day of November, 2011

By: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Choice Capital Funding, Inc., its successor and/or assigns

By: [Signature]
Cecilia Rodriguez Assistant Secretary
As Its _____



20111202000364520 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/02/2011 12:51:21 PM FILED/CERT

ACKNOWLEDGMENT

State of California

County of Ventura

On Nov. 4, 2011 before me, Darryl Brown, Notary Public
(Insert name and title of the officer)

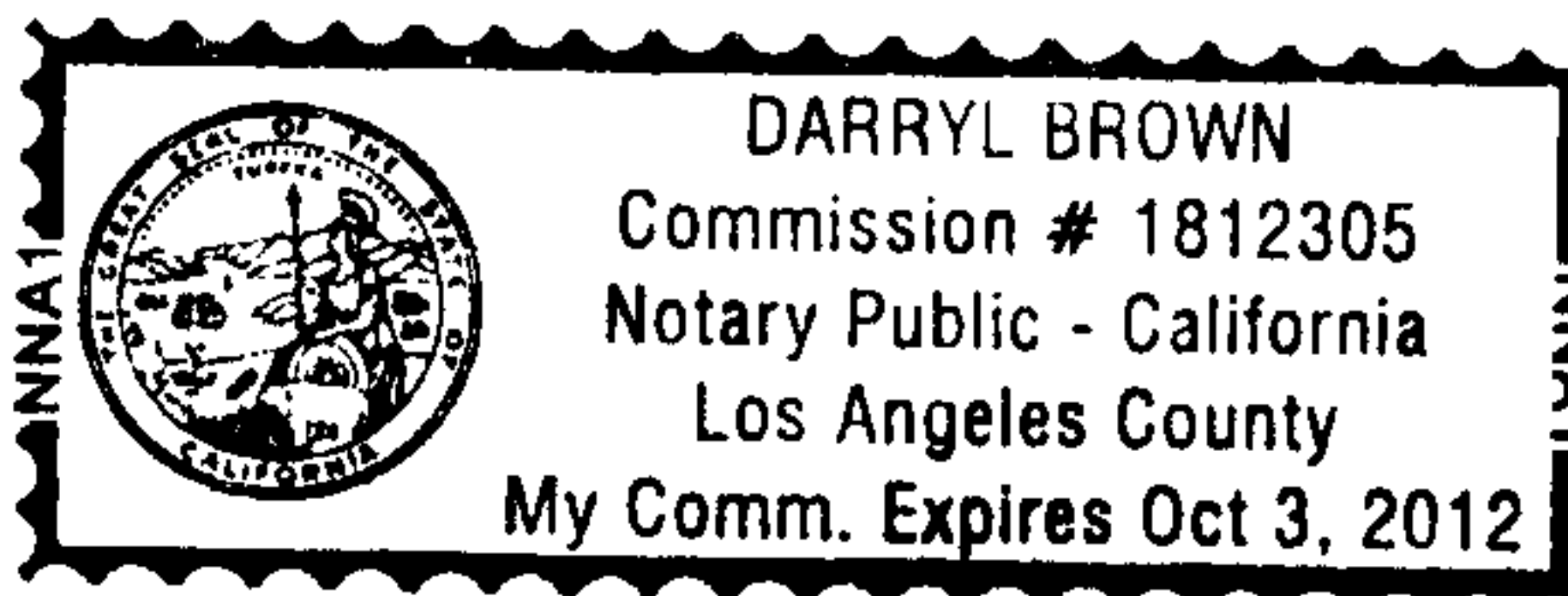
Personally appeared Cecilia Rodriguez

Who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Signature] (Seal)



This instrument prepared by:

Bank of America
7105 Corporate Drive
Plano, TX 75024
3631/26490

Lender's Loan Number- XXXXXXXX9760

MIN: (1002447-1585259262-2) MERS Phone: 1-888-679-6377