

PREPARED BY, RECORD & RETURN TO:  
IBERIABANK  
2150 Goodlette Frank Rd N.  
Naples, FL 34102  
Attn: Diane Vincent

Loan No. 63657

### **ASSIGNMENT OF NOTE, MORTGAGE AND LOAN DOCUMENTS**

THIS ASSIGNMENT (this "Assignment") is made effective this 21st day of August 2009, by and between the **FEDERAL DEPOSIT INSURANCE CORPORATION, RECEIVER OF CAPITALSOUTH BANK, BIRMINGHAM, ALABAMA**, organized under the laws of the United States of America ("Assignor"), having an address of 1601 Bryan Street, Suite 1700, Dallas, Texas 75201, Attention: Settlement Manager, and **IBERIABANK** ("Assignee") with an address of 200 West Congress Street, Lafayette, Louisiana 70501, Attention: Elizabeth P. Trotter.

WHEREAS, on August 21, 2009, in accordance with Alabama law and the Federal Deposit Insurance Act, 12 U.S.C §1821 *et. seq.* (the "FDIC Act"), the State of Alabama State Banking Department closed the operations of CapitalSouth Bank ("CapitalSouth") and appointed the Assignor as the receiver of CapitalSouth.

WHEREAS, in accordance with the Act, the Assignor is empowered to liquidate the assets of CapitalSouth in order to wind down the affairs of CapitalSouth.

WHEREAS, on or about August 21, 2009, in accordance with that certain Purchase and Assumption Agreement (Whole Bank, All Deposits) dated August 21, 2009 (the "Purchase Agreement"), by and among the Assignor, Assignee and the Federal Deposit Insurance Corporation ("FDIC"), the Assignor sold certain assets of CapitalSouth to Assignee, including, but not limited to, the following loan documents and other rights:

A. That certain Note dated November 5, 2004, executed by **Farrel Ryder** (the "Borrower"), in the original principal amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) in favor of Bank of Alabama, as modified by that certain Renewal Promissory Note dated August 5, 2005, in the principal amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), each by and between Borrower and CapitalSouth Bank f/k/a Bank of Alabama (hereinafter collectively referred to as the "Note"); and

B. That certain Mortgage dated November 5, 2004, granted by **Farrel Ryder**, as an unmarried man to CapitalSouth Bank f/k/a Bank of Alabama, and recorded in Official Records as Instrument No. 20041116000631020, of the public records of **Shelby** County, Alabama, with respect to the real property described therein (hereinafter referred to as the "Mortgage"), which Mortgage secures the repayment of the Note; and

C. That certain Line of Credit Agreement dated November 5, 2004, by and between Bank of Alabama n/k/a CapitalSouth Bank and Borrower (hereinafter referred to as the "Line of Credit Agreement"); and

D. That certain Construction Loan Agreement dated November 5, 2004, by and **Farrel Ryder** ("Borrower") between Bank of Alabama n/k/a CapitalSouthBank ("Lender") (hereinafter referred to as the "Construction Loan Agreement"); and

E. That certain Construction Loan Agreement dated August 5, 2005, by and between **Farrel Ryder** ("Borrower") and Bank of Alabama n/k/a CapitalSouth Bank ("Lender") (hereinafter referred to as the "Construction Loan Agreement"); and

F. That certain Loan Policy of Title Insurance dated November 16, 2004, issued by Stewart Title Guaranty Company, Loan Policy #M-9994-7266477 in the amount of \$350,000.00 as endorsed or modified from time to time (hereinafter referred to as the "Title Policy"); and

G. Any and all claims, actions, causes of action, choses of action, judgments, demands, rights, damages and liens, together with the right to seek reimbursement of attorney's fees, costs or other expenses of any nature whatsoever, whether known or unknown, arising from, relating to or based upon that certain loan evidenced by the Note and Mortgage above (the "Claims").

The documents identified in paragraphs C through F above are hereinafter collectively referred to as the "Collateral Documents."

NOW, THEREFORE, for valuable consideration granted by Assignee to Assignor, receipt of which is hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Note, Mortgage and Collateral Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in the Note, Mortgage and Collateral Documents, including all of Assignor's right to receive payments of principal and interest under the Note. Concurrently herewith, Assignor has endorsed to Assignee, without recourse, the Note.

2. All Other Loan Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all Assignor's right, title and interest in all other documents or agreements entered into by CapitalSouth (or its predecessor) in connection with or related to the loan evidenced by the Note, Mortgage and Collateral Documents (hereinafter referred to collectively as the "Loan"). In this Assignment, the Note, the Mortgage, the Collateral Documents, and all other documents evidencing or securing the Loan are referred to collectively as the "Loan Documents."



3. Assignment of Claims. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in and to the Claims.

4. Representations and Warranties. In accordance with the Act, Assignor has full power to sell and assign the Loan Documents to the Assignee. Assignor has made no prior assignment or pledge of the Loan Documents. This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

5. Successors and Assigns. This Assignment shall inure to the benefit of the successors and assigns of Assignor and Assignee, and be binding upon the successors and assigns of Assignor and Assignee.

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20111212000374050 4/4 \$22.00  
 Shelby Cnty Judge of Probate, AL  
 12/12/2011 11:21:05 AM FILED/CERT

IN WITNESS WHEREOF, Assignor has executed this Assignment to Assignee effective as of August 21, 2009.

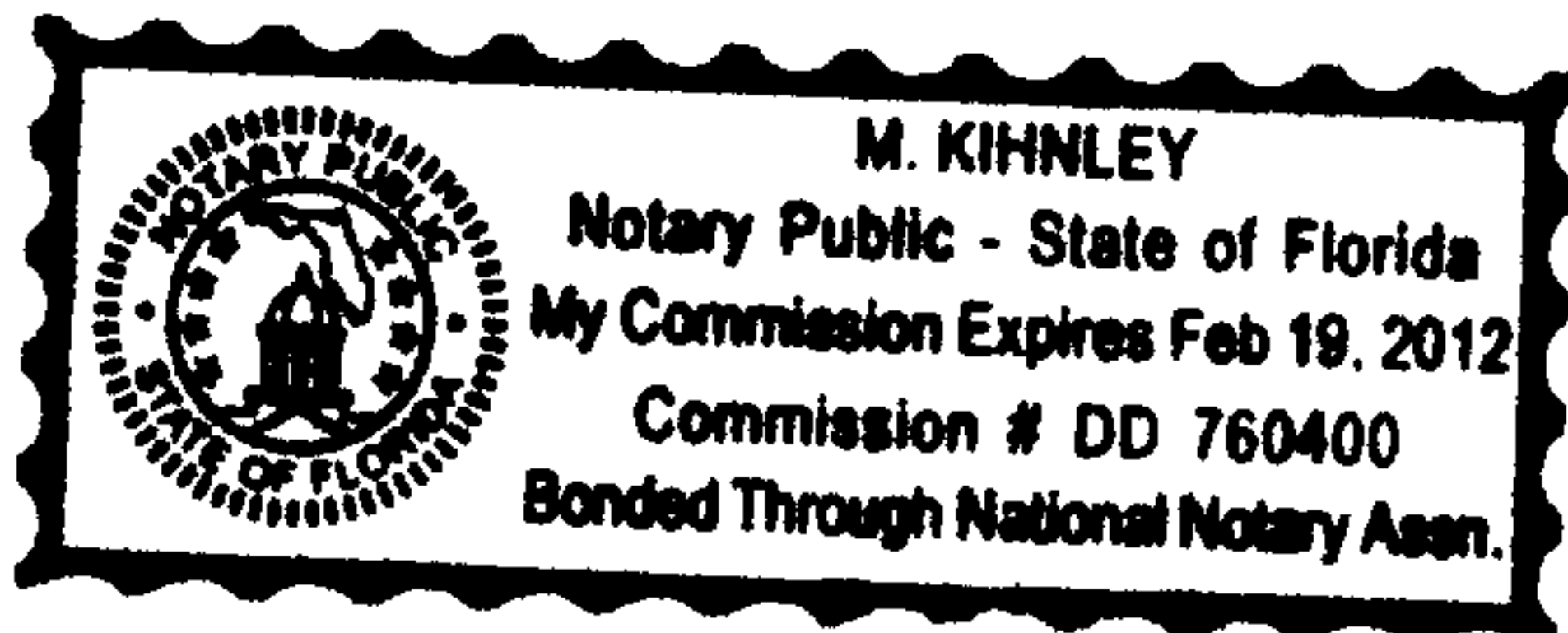
**FEDERAL DEPOSIT INSURANCE  
 CORPORATION, RECEIVER OF  
 CAPITALSOUTH BANK, BIRMINGHAM,  
 ALABAMA**, organized under the laws of the  
 United States of America

By: [Signature]  
 Name: Carol Stockley  
 Title: Attorney-in-Fact

STATE OF FLORIDA

COUNTY OF COLLIER

On the 23<sup>rd</sup> day of November, 2011, before me, the undersigned, personally appeared Carol Stockley, the Attorney-in-Fact of the **FEDERAL DEPOSIT INSURANCE CORPORATION**, in its capacity as the **RECEIVER OF CAPITALSOUTH BANK, BIRMINGHAM, ALABAMA**, on behalf of the corporation, who is (check one) ☒ is personally known to me or \_\_\_\_\_ has provided me with (insert type of identification) \_\_\_\_\_ as satisfactory evidence that he/she is the person who executed this instrument..



[Signature]  
 Notary Public, Acting in the State and County  
 Aforesaid  
 (Print Name) M. Kihnley  
 My Commission Expires: (See Notary Seal)  
 My Commission Number is: (See Notary Seal)