

PREPARED BY and RETURN TO:
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
PHONE (770) 234-9181
FAX (770) 234-9192

20120924000363090 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/24/2012 11:32:59 AM FILED/CERT

MIN 100024200018145975

TRANSFER AND ASSIGMENT OF MORTGAGE

STATE OF ALABAMA
COUNTY OF SHELBY DIVISION

FOR VALUE RECEIVED Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Brokers Conduit its successors and assigns, as Assignor, has transferred, sold, assigned, conveyed and set over to Nationstar Mortgage LLC, as Assignee, its successors, representatives and assigns all of the assignor's right, title and interest in and to that certain Mortgage, executed by Richard A. Russell to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Brokers Conduit its successors and assigns, dated June 25, 2007, and recorded in Instrument No.20070719000337630 in the Office of the Judge of Probate of Shelby County , ALABAMA.

See legal description attached as Exhibit A

The Assignor herein specifically sells, assigns, transfers and conveys to the Assignee, its successors, representatives and assigns the aforementioned Mortgage, the property described herein, the indebtedness secured thereby, together with all the rights, title, interest powers, options, privileges and immunities contained therein.

This Assignment memorializes the prior transfer by which Assignor sold, set-over, transferred, conveyed and assigned unto the Assignee herein all of Assignor's right, title and interest to the aforesaid security instrument which occurred on or before the date of this instrument but at least prior to 8/24/12.

IN WITNESS WHEREOF, the Assignor has hereunto set its hand and seal this 29 day of August, 2012.

Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Brokers Conduit its successors and assigns

By: TS 8/24/12 (L.S.)
Brady Nicholas
Title: Assistant Secretary

By: _____ (L.S.)
Title: _____

State of Texas
County of Denton

I Matthew J. Johnstone, a Notary Public in and for said State and County hereby certify that Brady Nicholas and _____ whose names as Assistant Secretary and _____ of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Brokers Conduit its successors and assigns, are signed the foregoing conveyance and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity on the day the same bears date.

Given under my hand this the 29 day of August, 2012.

MAJ
Notary

(Seal)
My Commission Expires: 6/20/16

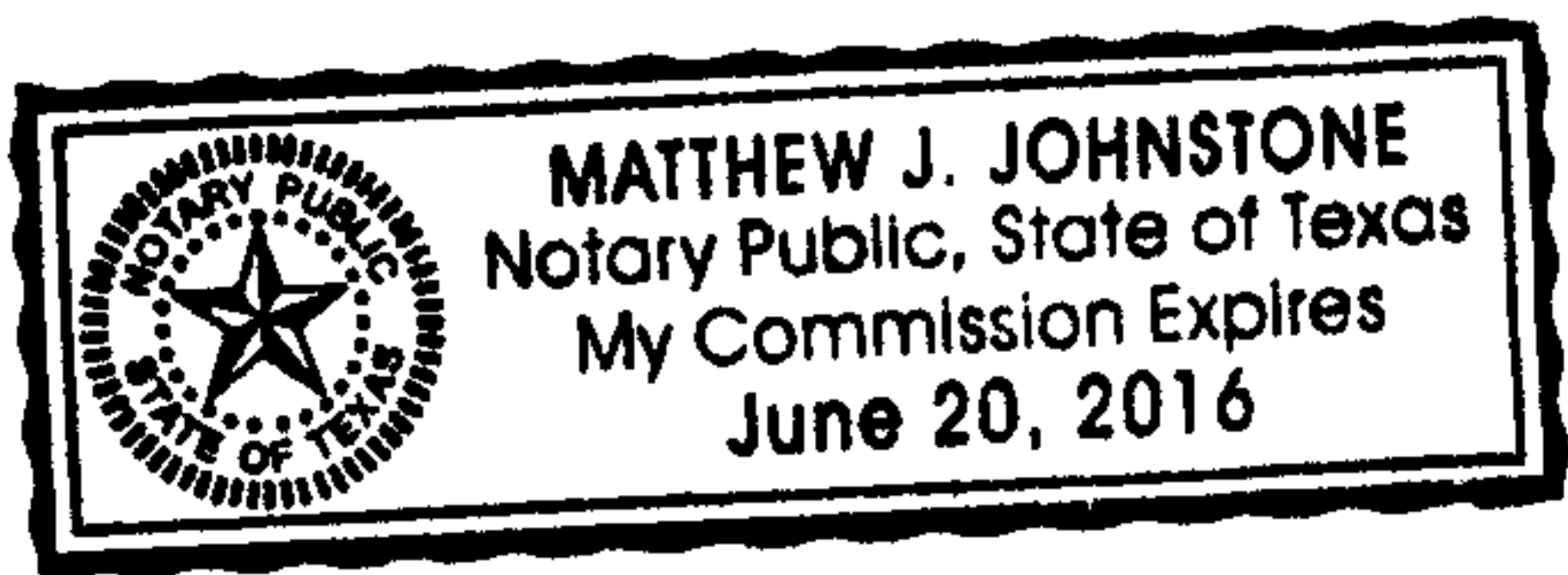



EXHIBIT "A"

One Lot of land embracing Lots 3 and 4 in the SE 1/4 of the NW 1/4 of Section 2 Township 24 Range 13 East Shelby County Alabama and being a part of the same property conveyed to J.W. Martin by deed from William H. Busby and wife, Willie Evelyn Busby and recorded in Volume 110 at page 161 in the Office of the Judge of Probate Shelby County, Alabama.


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