

20130204000048540 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
02/04/2013 03:20:04 PM FILED/CERT

Space above for Recorder's use

ASSIGNMENT OF MORTGAGE

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Performance Note Fund, LLC** whose address is **3748 West Chester Pike, Suite 103, Newtown Square, PA 19073**, does by these presents hereby convey, grant, bargain, sell, assign, transfer, set over and deliver unto **Liberty Capital Partners** whose address is **9962 Brook Road #625, Glen Allen VA, 23059**, the following described mortgage (the "Mortgage"), together with the certain promissory note(s) described therein (the "Notes(s)") together with all rights therein and thereto, all liens created or secured thereby, and any and all interest due thereon.

Mortgage is recorded in the State of **AL**, County of **Shelby**.

Instrument/Book/Page: 20051229000670810
Date of Recordation: 12/29/2005
Date of Mortgage: 12/22/2005
Original Mortgagor(s): Sheryl Rigdon Daniel Rigdon Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems Inc.
(MERS) as nominee for Mortgage Lenders Network
USA, INC.
Original Loan Amount: \$27,200.00
Property Address: 1410 ADAMS ST, PELHAM, AL 35124

IN WITNESS WHEREOF, the undersigned entity by all due authority has caused this instrument to be executed by its duly authorized officer(s), representatives(s) or Attorney-in-Fact this 18th day of January, 2013.

Institution: Performance Note Fund, LLC

By: John Sweeney
Title: Vice-President

Chelsea Koppel
Witness

Julie Clement
Witness

Commonwealth of: Pennsylvania

County of: Delaware

On this date of January 18, 2013, before me, the undersigned authority, a Notary Public commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named John Sweeney, known to me (or identified to me on the basis of satisfactory evidence) that they are the Vice-President and are duly authorized to execute the foregoing instrument for and in the name and on behalf of said corporation and that said corporation executed the same, and further stated and acknowledged they that had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Andrea Dinsmore Meals
Notary Public: Andrea Dinsmore Meals
My Commission Expires: 5/6/2014

Prepared by and Return to:

Partners For Payment Relief LLC
3748 W. Chester Pike, Ste 103
Newtown Square, PA 19073

NOTARIAL SEAL
ANDREA DINSMORE MEALS
Notary Public
LOWER MERION TWP., MONTGOMERY COUNTY
My Commission Expires May 6, 2014