

20171003000360930  
10/03/2017 03:41:53 PM  
CRASSIGN 1/3

**After Recording Return To:**  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

**This Document Prepared By:**  
RUTH RUHL, P.C.  
Ruth Ruhl, Esquire  
12700 Park Central Drive, Suite 850  
Dallas, Texas 75251

\_\_\_\_\_  
[Space Above This Line For Recording Data]  
Loan No.: 821541  
Investor No.: 205475384  
*This assignment is being recorded to correct the  
assignment assignee on a previously recorded  
assignment dated 9/26/17 recorded 10/3/12 under  
instrument No. 2012 003000378920*  
**ALABAMA ASSIGNMENT OF MORTGAGE**

For Value Received, the undersigned holder of a Mortgage ("Assignor"), whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019, does hereby grant, sell, assign, transfer and convey, unto Nationstar Mortgage LLC d/b/a Champion Mortgage Company, ("Assignee"), whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019, all beneficial interest under a certain Mortgage dated August 31st, 2010, made and executed by Audreu V. Talbot, an unmarried woman, to Bank of America, N.A., upon the following described property situated in Shelby County, State of Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 270 Comanche Street, Montevallo, Alabama 35115

TAX ID: 27-5-21-1-001-064.000

such Mortgage having been given to secure payment of two hundred twenty five thousand and 00/100  
Dollars (\$225,000.00), which  
Mortgage is of record in Mortgage Book N/A, at Page N/A, Instrument No. 20100908000291330, in the Office of  
the Judge of Probate of Shelby County, State of Alabama, together with the note(s) and obligations therein  
described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such  
Mortgage.

Loan No.: 821541  
Investor No.: 205475384

This transaction is only an assignment and transfer of the debt and the lien securing the debt. No new or additional indebtedness is involved in this transaction.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on 9.22.2017.

Nationstar Mortgage LLC d/b/a Mr.  
Cooper as attorney in fact for Bank of -Assignor  
America, N.A.

By: [Signature]  
Tiera Thune  
Printed Name: Assistant Secretary  
Its: \_\_\_\_\_

### ACKNOWLEDGMENT

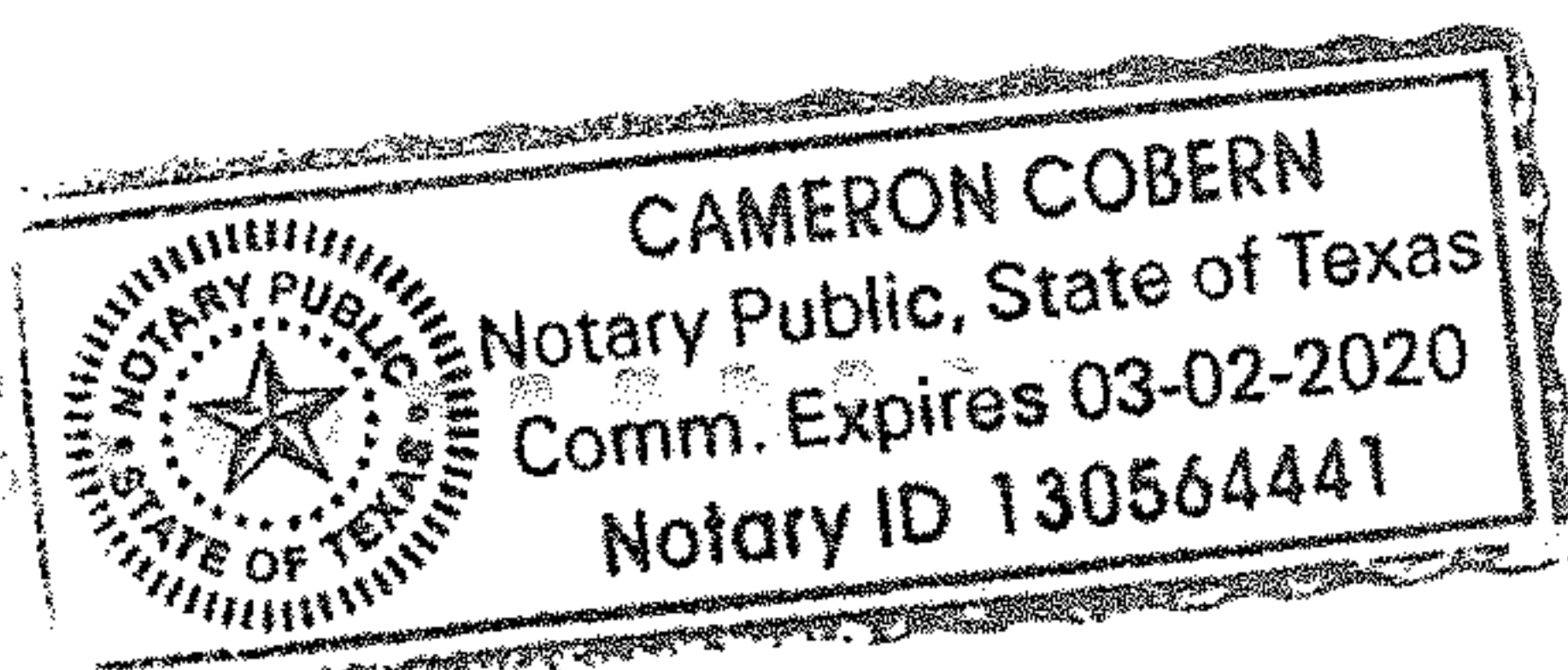
State of Texas §  
County of Denton Dallas §

I, Cameron Cobern, a Notary Public in and for said County in said State, hereby certify that Tiera Thune whose name as Asst. Secretary of Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney in fact for Bank of America, N.A.

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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 22 day of September, 2017.

(Seal)



[Signature]  
Notary Signature  
Cameron Cobern  
Printed Name  
Notary Public of Texas  
Style of Officer

Loan No.: 821541  
Investor No.: 205475384

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

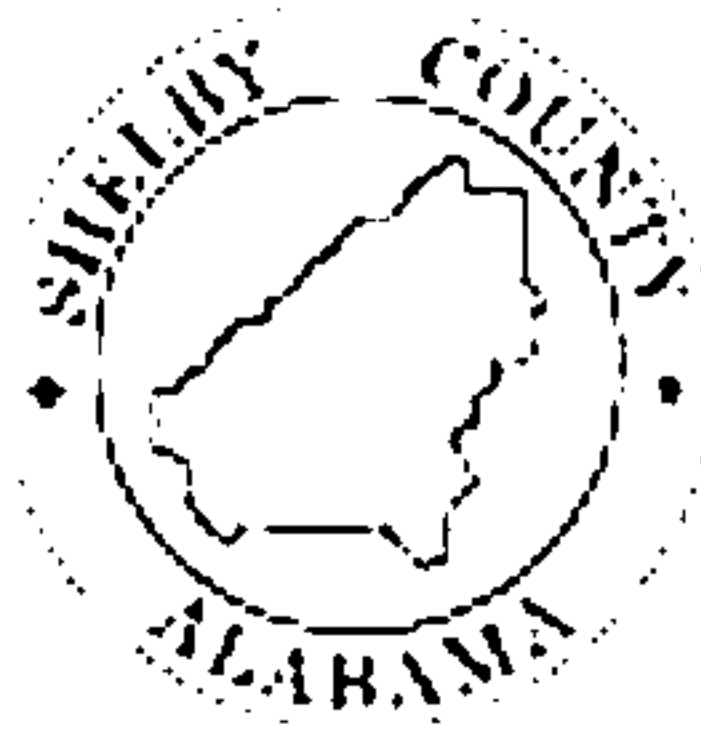
LOT 65, ACCORDING TO "INDIAN HIGHLANDS", THIRD SECTOR, AS SHOWN BY MAP RECORDED IN MAP BOOK 6, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO:  
27-5-21-1-001-064.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: CHARLES J. WOOD AND PATRICIA C. WOOD, HUSBAND AND WIFE  
GRANTEE: AUDREY V. TALBOT, A SINGLE PERSON  
DATED: 08/06/2004  
RECORDED: 08/16/2004  
DOC#/BOOK-PAGE: 20040816000459210

ADDRESS: 270 COMANCHE STREET, MONTEVALLO, AL 35115



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/03/2017 03:41:53 PM  
\$21.00 CHERRY  
20171003000360930

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.