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03/02/2021 10:40:09 AM
ASSIGN 1/3

Return to:
C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake, Tx 76092

This Instrument was prepared by: Stacie Wagner, Visio Financial Services Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

ASSIGNMENT OF PURCHASE MONEY MORTGAGE

Loan No.: 1483105
Nepenthe 33

KNOW ALL MEN BY THESE PRESENTS: THAT **VISIO FINANCIAL SERVICES INC.**, a Delaware corporation existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700, in the City of Austin in the County of Travis and in the State of TX, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to **Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of VFS Nepenthe Trust** residing or located at c/o Visio Financial Services Inc. as the administrator of VFS Nepenthe Trust, 1905 Kramer Lane, Suite B700, Austin, TX 78758 herein designated as the Assignee, a certain PURCHASE MONEY MORTGAGE dated 11/17/2020, made by Borrower: Green Fox LLC, Trustee: N/A on real property located at

2703 Braelinn Parkway N, Helena, AL 35080
Parcel: 13 8 27 2 002 068.000, Alternative Parcel, if applicable: N/A
County of **Shelby** and State of **AL**,

See Attached Exhibit A hereto and made a part hereof

to secure payment of the sum of \$110,000.00 which PURCHASE MONEY MORTGAGE is recorded in the Clerk's office of the County of Shelby in AL on 11/19/2020 in Instrument 20201119000530220, Book -, Page -.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the same unto the said Assignee forever, subject only to all the provisions contained in the said PURCHASE MONEY MORTGAGE and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said PURCHASE MONEY MORTGAGE and the Bond, Note or other Obligation secured thereby, the sum of \$110,000.00 principal with interest thereon to be computed at the rate of 6.350 % per year from 11/17/2020, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

NO ASSIGNMENTS OF RECORD

Orion Financial Group Inc.



GREEN FOX LLC, .

21012544

VISIO/NEPENTHE/AOMOPD/ERE

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL

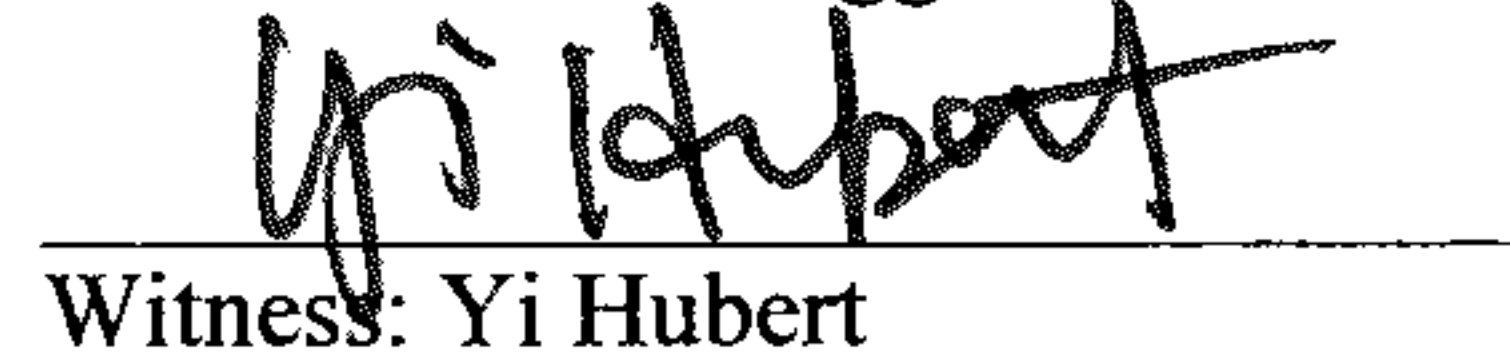
Loan No.: 1483105
Nepenthe 33


IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of PURCHASE MONEY MORTGAGE on December 18, 2020.

Signed, Sealed and Delivered in the presence of or attested by:

VISIO FINANCIAL SERVICES INC.,
a Delaware Corporation

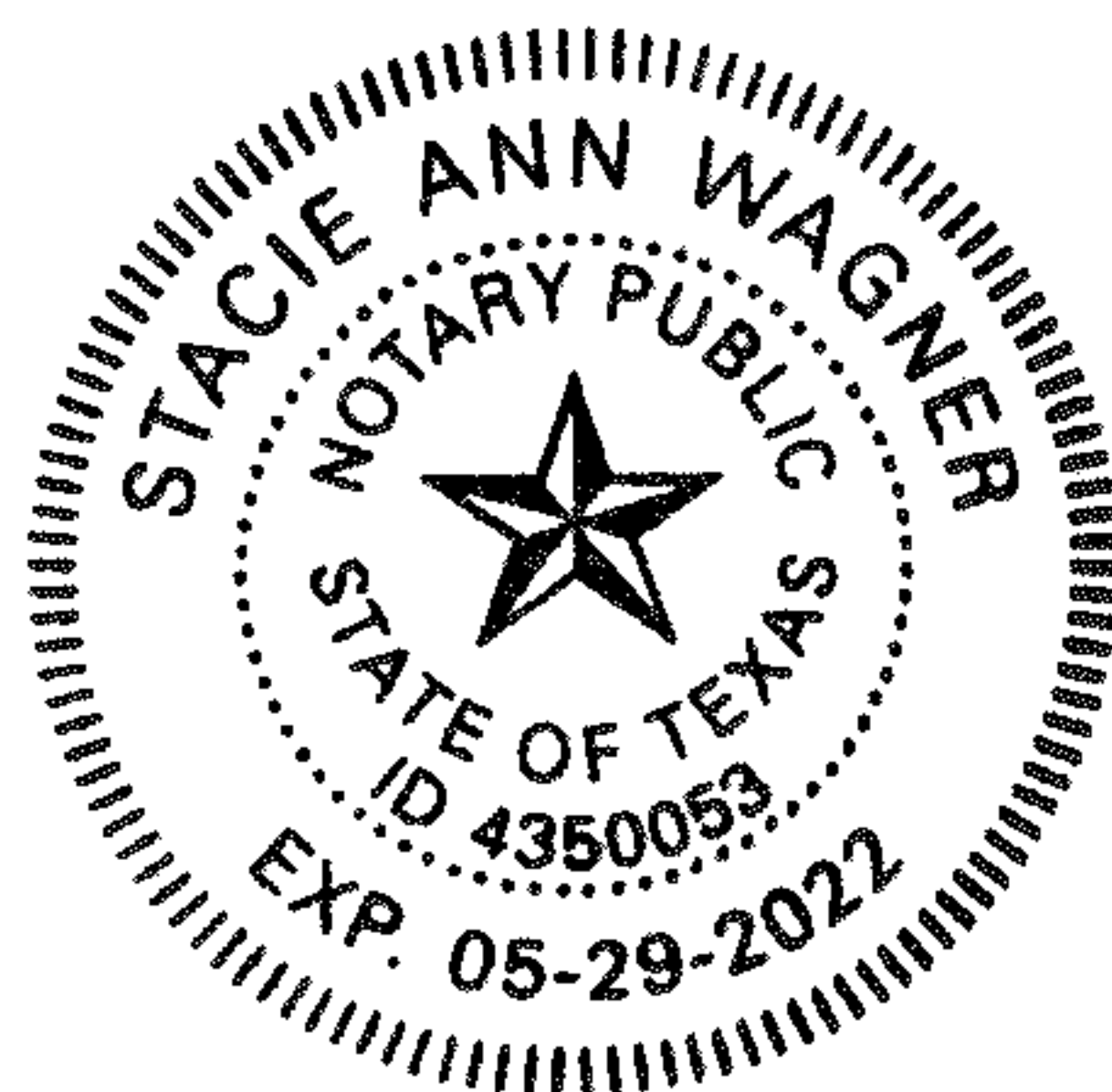

Witness: Tandi Haggard



Witness: Yi Hubert


By: Rhonda L. Dodson
As Its: SVP, Accounting & Finance

STATE OF TEXAS
COUNTY OF TRAVIS

I certify and acknowledge that on December 18, 2020, before me, the undersigned, personally appeared Rhonda L. Dodson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and is authorized on behalf of the entity, as SVP, Accounting & Finance of Visio Financial Services Inc its successors and assigns on behalf of said corporation, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Travis State of Texas.




NOTARY PUBLIC Stacie Ann Wagner
My Commission Expires 05/29/2022

