

20211006000487230 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
10/06/2021 09:22:29 AM FILED/CERT

This Instrument prepared by:

Albert J. Osorio, Esq.
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Hoover, AL 35216
Tel: 205-332-0506

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ASSIGNMENT OF PURCHASE MONEY MORTGAGE

This assignment of Purchase Money Mortgage is entered into by and between **ALBERTO JESUS OSORIO** and **ALBERT STEVEN OSORIO** (as individuals) "Assignors", both with a mailing address of: 3453 Sierra Drive, Hoover, AL 35216, c/o Law Offices of Albert J. Osorio, LLC, and the "Assignee", **STEVEN INVESTMENTS MANAGEMENT, LLC**, a Limited Liability Company organized in the State of Alabama, with a mailing address of: 3453 Sierra Drive, Hoover, AL 35216, c/o Law Offices of Albert J. Osorio, LLC.

RECITALS:

- A. Alberto Jesus Osorio and Albert Steven Osorio, "as individuals", Assignors, hereby desire to assign, transfer, convey, and quit claim the Mortgage and Promissory Note for \$10.00 and other good and valuable consideration; (Note) also recorded in the Shelby County Office of Judge of Probate, under instrument: 2021 0809000383790, on August 9, 2021 at 9:51:56, both Mortgage and Promissory Note to **STEVEN INVESTMENTS MANAGEMENT, LLC**, in consideration of \$10.00 (ten dollars), therefore,
- B. For \$10.00 and other good and valuable consideration, Assignors, Alberto Jesus Osorio and Albert Steven Osorio, ("collectively") hereby assign, sell, and convey to Assignee, **STEVEN INVESTMENTS MANAGEMENT, LLC**, all the assignors' rights, title, and interest in and to that certain Mortgage, assignment of rents and leases as may be applicable, mortgage payments under the promissory note, and any and all interests, not limited; in favor to the Assignor, to that certain Mortgage recorded on August 9, 2021 in the Shelby County Probate Court, Judge of Probate, under instrument no: **2021 0809000383790**, filed at 8:51:56, as may be amended from time to time.

- C. This assignment shall be a complete assignment and without any limitations whatsoever to the assignee, **STEVEN INVESTMENTS MANAGEMENT, LLC.**
- D. STEVEN INVESTMENTS MANAGEMENT, LLC, is a Limited Liability Company organized in the State of Alabama.

PROPERTY SECURED BY PURCHASE MONEY MORTGAGE:

LEGAL DESCRIPTION:

LOT 7, ACCORDING TO THE SURVEY OF CAHABA RIVER ESTATES, RECORDED IN MAP BOOK 17, PAGE 64, BIRMINGHAM DIVISION AND IN MAP BOOK 3, PAGE 32, BESSEMER DIVISION, OF THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

ALSO, A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

BEING IN PART OF LOT 15, CAHABA RIVER ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE NORTHWEST CORNER OF SAID LOT 15, THENCE RUN SOUTH 00 00 01 EAST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 22.95 FEET; THENCE RUN SOUTH 69 DEGREES 18 25 WEST A DISTANCE OF 93.37 FEET; THENCE RUN NORTH 19 45 WEST A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 69 23 40 EAST A DISTANCE OF 100.59 FEET TO THE POINT OF BEGINNING.

Property address: 784 Cahaba River Estates, Hoover, AL 35244. A residential lot with approximately 3.81 acres.

- Borrower's name: *HARRIS GASTON*

Date this the 29th day of September, 2021



Alberto Jesus Osorio
(in an individual capacity)

STATE OF ALABAMA)

JEFFERSON COUNTY)



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I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Alberto Jesus Osorio, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of said instrument, he, as such individual person, and with full authority, executed the same voluntarily on the date below prescribed.

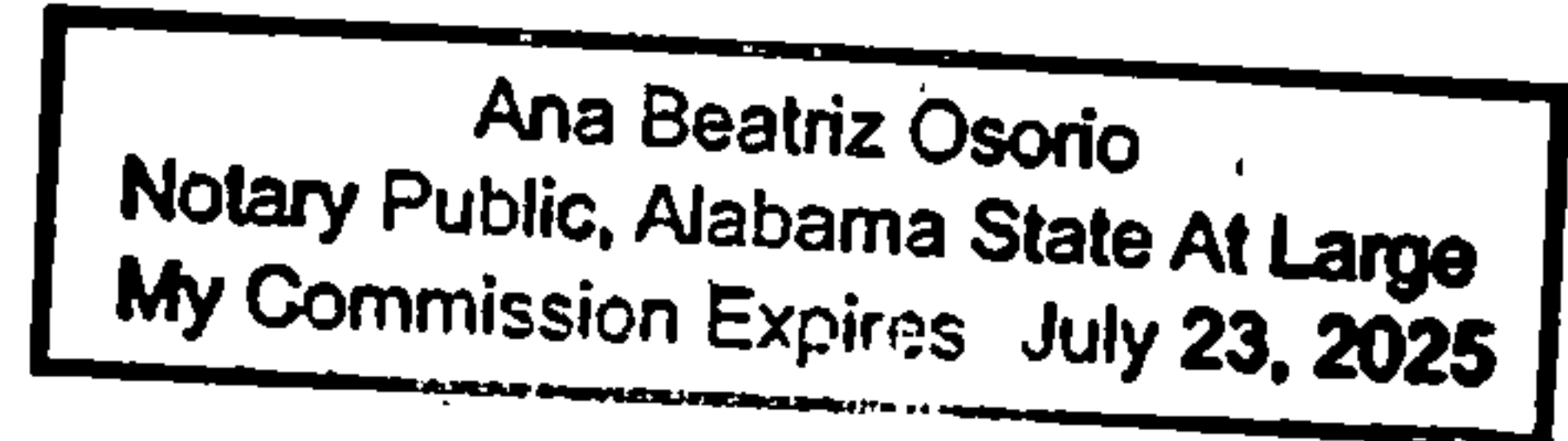
Given under my hand and official seal, this the 21st day of September, 2021.



Ana B. Osorio

Notary Public/ Commission expires: 7/23/25

Affix Seal



x Albert Steven Osorio

Albert Steven Osorio
(in an individual capacity)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Albert Steven Osorio, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of said instrument, he, as such individual person, and with full authority, executed the same voluntarily on the date below prescribed.

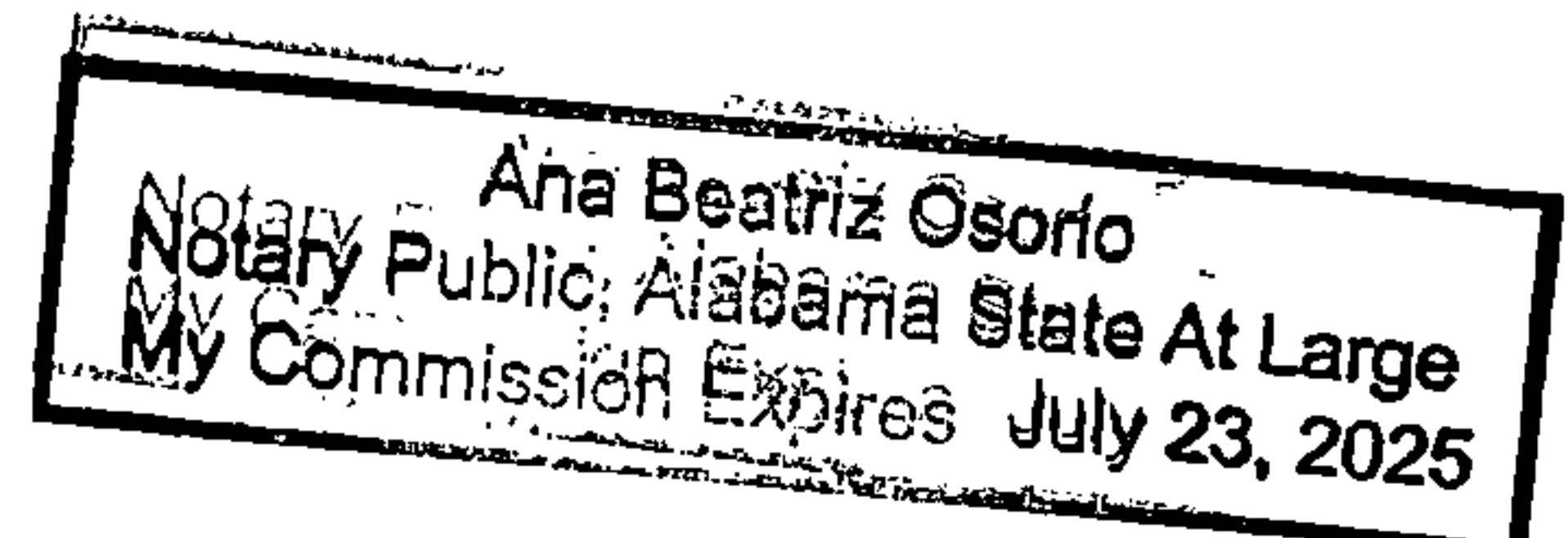
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ASSIGNMENT OF PURCHASE MONEY MORTGAGE NOTE
"PROMISSORY NOTE"

This assignment of Purchase Money Mortgage Promissory Note is entered into by and between **ALBERTO JESUS OSORIO** and **ALBERT STEVEN OSORIO** (as individuals) "Assignors", both with a mailing address of: 3453 Sierra Drive, Hoover, AL 35216, c/o Law Offices of Albert J. Osorio, LLC, and the "Assignee", **STEVEN INVESTMENTS MANAGEMENT, LLC**, a Limited Liability Company organized in the State of Alabama, with a mailing address of: 3453 Sierra Drive, Hoover, AL 35216, c/o Law Offices of Albert J. Osorio, LLC.

RECITALS:

- A. Alberto Jesus Osorio and Albert Steven Osorio, "as individuals", Assignors, hereby desire to assign, transfer, convey, and quit claim the Purchase Money Promissory Note for \$10.00 and other good and valuable consideration; (Note) also recorded in the Shelby County Office of Judge of Probate, under instrument: 2021 0809000383790, on August 9, 2021 at 9:51:56, both Mortgage and Promissory Note to STEVEN INVESTMENTS MANAGEMENT, LLC, in consideration of \$10.00 (ten dollars), therefore,
- B. For \$10.00 and other good and valuable consideration, Assignors, Alberto Jesus Osorio and Albert Steven Osorio, ("collectively") hereby assign, sell, and convey to Assignee, **STEVEN INVESTMENTS MANAGEMENT, LLC**, all the assignors' rights, title, and interest in and to that certain Mortgage Promissory Note, assignment of rents and lease payments as may be applicable, "mortgage payments" under the promissory note, and any and all interests, not limited; in favor to the Assignor, to that certain Mortgage and Mortgage Promissory Note recorded on August 9, 2021 in



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the Shelby County Probate Court, Judge of Probate, under instrument no: **2021 0809000383790**, filed at 8:51:56, as may be amended from time to time.

- C. As of the Date of October 1, 2021, the balance due under the promissory note is: \$177,936.84 (one hundred seventy seven thousand dollars nine hundred thirty six with 84 cents), payments due each month under the terms of the note are \$1,604.41 each month at an interest rate of 7%, until paid in full thereof, as stated under the terms of the recorded promissory note, "the original assigned note recorded on August 9, 2021 in the Office of the Judge of Probate, Shelby County".
- D. This assignment shall be a complete assignment and without any limitations whatsoever to the assignee, **STEVEN INVESTMENTS MANAGEMENT, LLC**.
- E. STEVEN INVESTMENTS MANAGEMENT, LLC, is a Limited Liability Company organized in the State of Alabama.

PROPERTY SECURED BY PURCHASE MONEY MORTGAGE AND REAL ESTATE MORTGAGE NOTE:

LEGAL DESCRIPTION:

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Alberto Jesus Osorio
(in an individual capacity)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Alberto Jesus Osorio, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of said instrument, he, as such individual person, and with full authority, executed the same voluntarily on the date below prescribed.

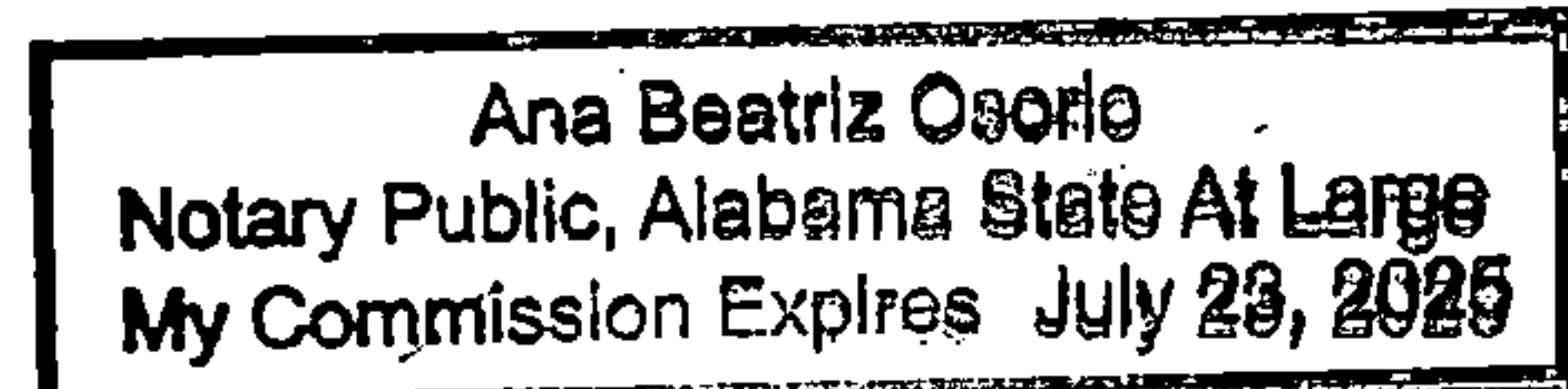
~~Bolton~~ HALLIS GASTON

Given under my hand and official seal, this the 29th day of September, 2021.

Ana B. Osorio

Notary Public/ Commission expires: 7/23/25

Affix Seal



Albert Steven Osorio
(in an individual capacity)

STATE OF ALABAMA)

JEFFERSON COUNTY)

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Ana B. Osorio

Notary Public/ Commission expires: 7/23/25

Affix Seal

End of document.

Ana Beatriz Osorio
Notary Public, Alabama State At Large
My Commission Expires July 23, 2025