

Assignment of Mortgage

THIS ASSIGNMENT dated as of 9/21/21 between Sheryl Farrell, Trustee, of the Smith Family Trust 7/27/10 and Sheryl Farrell Individually, and Terry W. Smith, individually (the "Assignor") and Sheryl Farrell and Gregory Farrell (the "Assignee").

WHEREAS the Assignee agreed to purchase from the Assignor, the promissory note and mortgage owed to the Wayne E. Smith and now Sheryl Farrell and Terry W. Smith as the sole heirs and beneficiaries of Wayne E. Smith and the Smith Family Trust UTD 7/27/10 described on Exhibit A. (the "Property").


Said Mortgage from Timothy Ryan Fohner and Miranda Lynn Fohner, husband and wife dated 8/10/2012 and filed in the Public Records of Shelby County Alabama in the original sum of \$110,000. recorded as instrument 20150929000340440

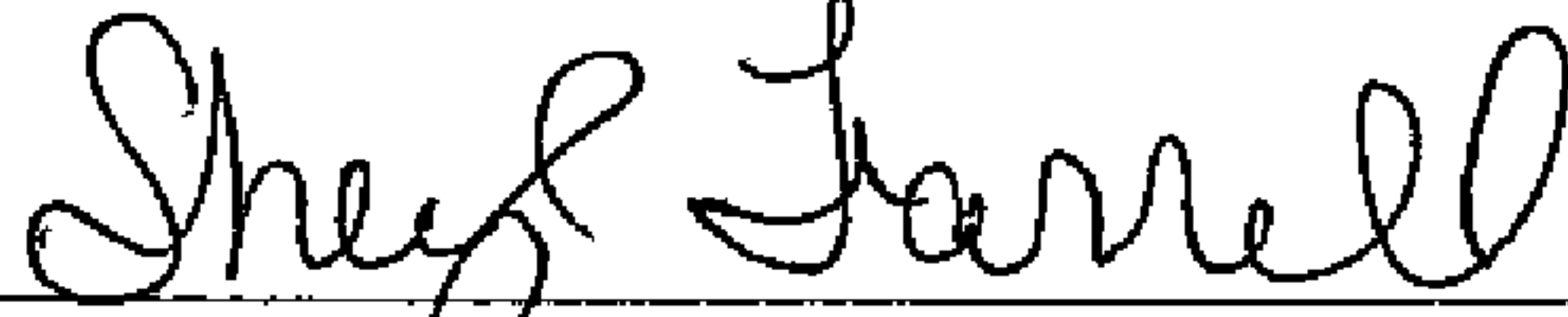
AND WHEREAS the Assignee/Assignor/Owners agreed to accept the rights under the promissory note and mortgage.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of other good and valuable consideration and the sum of TWO DOLLARS (\$2.00) now paid by the Assignee to the Assignor, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:


1. The Assignor hereby grants, transfers, conveys, assigns, and sets over to the Assignee its entire right, title, interest, and estate in and to the rights under the promissory note and mortgage and the rents and all other amounts payable thereunder and all other benefits and advantages to be derived therefrom, to have and to hold unto the Assignee for and during the remainder of the term.
2. The parties agree that this Assignment shall become effective as of today's date..
3. The covenants and agreements herein contained shall be binding upon and enure to the benefit of the heirs, executors, administrator, successors and assigns of each of the parties hereto.

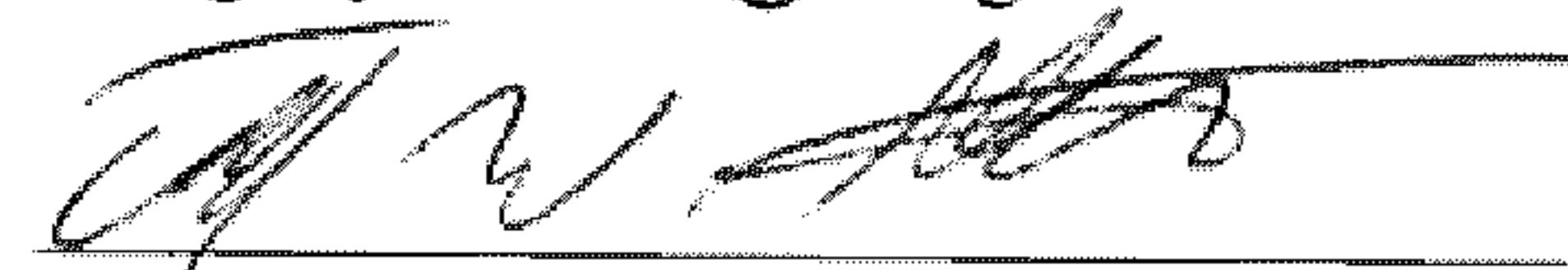
IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date referred to above.


Sheryl Farrell, Assignor/Assignee


Sheryl Farrell, Trustee, Assignor

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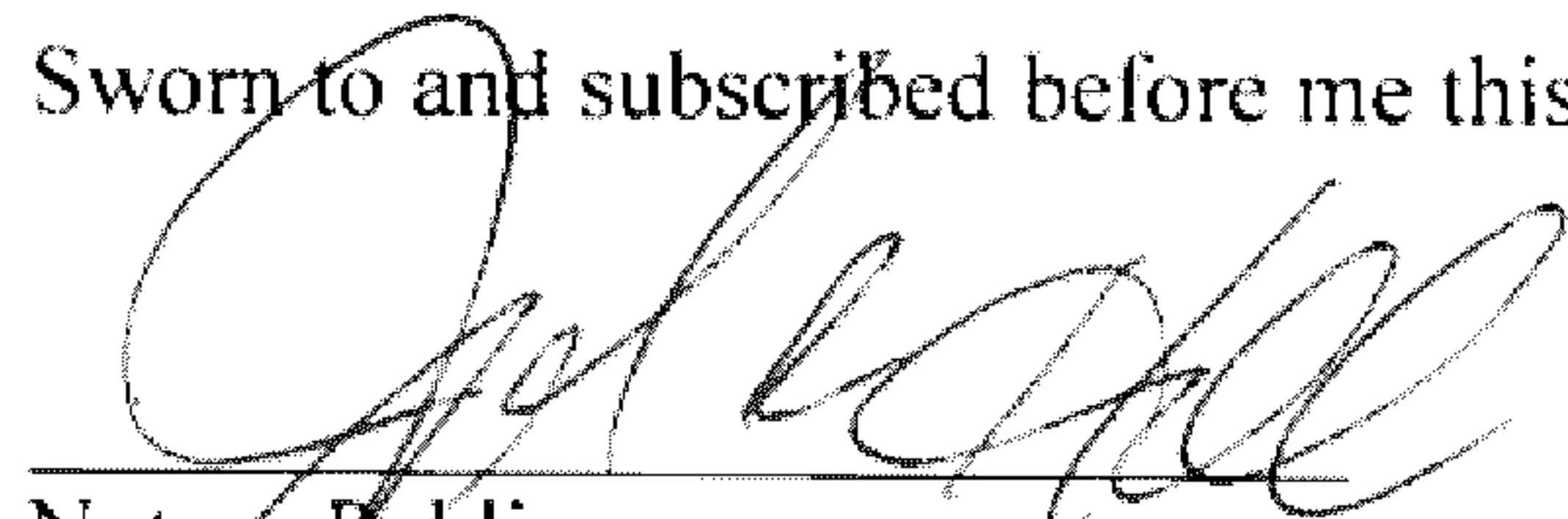

Gregory Farrell, Assignee


Terry W. Smith, Assignor


Timothy Ryan Fohner, Owner


Miranda Lynn Fohner, Owner

Sworn to and subscribed before me this 24th day of SEPTEMBER 2021.


Notary Public

my comm expires
8/28/22

Prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Ph: 205-663-0281 Fax: 256-259-3302



Exhibit A

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West and run thence in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 535.83 feet; thence turn an angle to the left of 91 degrees 39 minutes 41 seconds and run in a southerly direction for a distance of 174.45 feet; thence turn an angle to the left of 103 degrees 05 minutes and run in a northeasterly direction 402.32 feet; thence turn an angle to the left of 74 degrees 22 minutes and in a northerly direction for a distance of 366.70 feet; thence turn an angle to the right of 74 degrees 22 minutes and run in a northeasterly direction 389.22 feet; thence turn an angle to the left of 1 degree 45 minutes and run in a northeasterly direction for a distance of 130.81 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 81.33 feet; thence turn an angle to the left of 74 degrees 46 minutes 45 seconds and run in a northerly direction for a distance of 209.29 feet; thence turn an angle to the left of 103 degrees 28 minutes 15 seconds and in a southwesterly direction for a distance of 130.04 feet; thence turn an angle to the left of 90 degrees and in a southerly direction for a distance of 206.01 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 02:53:57 PM
\$32.00 BRITTANI
20211015000503200

Allen S. Bayl