

20211228000607810  
12/28/2021 10:08:02 AM  
ASSIGN 1/3

PREPARED BY, AND AFTER RECORDING  
RETURN TO: # 2004212

*Space Above for Recorder's Use*

Joshua A. Marcus, Esq.  
LendingOne, LLC  
c/o Sourcepoint, Inc.  
Attn: Team2  
2330 Commerce Pk. Dr. NE, STE 2  
Palm Bay, FL 32905

**ASSIGNMENT OF (1) OPEN-END COMMERCIAL MORTGAGE, SECURITY AGREEMENT,  
AND FIXTURE FILING, (2) ASSIGNMENT OF LEASES AND RENTS, AND (3) ALL OTHER  
LOAN DOCUMENTS**

This ASSIGNMENT OF (1) OPEN-END COMMERCIAL MORTGAGE, SECURITY AGREEMENT, AND FIXTURE FILING, (2) ASSIGNMENT OF LEASES AND RENTS, AND (3) ALL OTHER LOAN DOCUMENTS ("Assignment") is made effective as of DEC 04 2020 ("Effective Date"), by LendingOne, LLC, a Delaware limited liability company, having an address of 901 NW 51<sup>st</sup> St., Suite 150, Boca Raton, FL 33431 ("Assignor"), in favor of Toorak Capital Partners, LLC, a Delaware limited liability company ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby absolutely, irrevocably and unconditionally grant, bargain, sell, assign, transfer and set over unto Assignee, its successors and assigns, WITHOUT REPRESENTATION, WARRANTY OR RECOURSE OF ANY NATURE WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, all of Assignor's interest, rights, and title under those certain (1) Open-End Commercial Mortgage, Security Agreement and Fixture Filing, from **D and J Company, LLC**, a **Alabama limited liability company** ("Borrower"), as Mortgagor (or Trustor or Grantor, if applicable), to and for the benefit of Assignor, as Mortgagee (or Beneficiary or Grantee, if applicable), dated as of **November 13, 2020**, and recorded on 12/21/2020, as Instrument/Document No. 20201221000585960 Official Records of **Shelby County, State of Alabama**, and (2) Assignment of Leases and Rents, from Borrower, as Assignor, to and for the benefit of Assignor, as Assignee, dated as of **November 13, 2020**, and recorded on 12/21/2020, as Instrument/Document No. 20201221000585970 recorded in the Official Records of **Shelby County, State of Alabama**, each covering the real property located at **104 Timber Ridge Drive, Alabaster, AL 35007**, as more particularly described on Exhibit A attached hereto (collectively, the "Security Instruments"), such Security Instruments having been given to secure payment by Borrower in connection with that certain commercial loan ("Commercial Loan") made by Assignor to Borrower in the original principal amount of up to **\$219,340.00**.

TOGETHER WITH that certain Commercial Promissory Note made and executed by Borrower in favor and payable to the order of Assignor, dated as of **November 13, 2020**, which has been simultaneously endorsed herewith to Assignee, the money due and to become due thereon with interest, and all rights accrued or to accrue under the Security Instruments, and all other loan documents, instruments, certificates and letters executed in connection with the Commercial Loan.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, this Assignment has been duly executed by Assignor as of the date first above written.

Signed, Sealed, and Delivered in the Presence  
of:

**ASSIGNOR:**

**LendingOne, LLC,**  
a Delaware limited liability company

By: *Beverly Pascal* (seal)  
Print Name: **Beverly Pascal**  
Title: **Authorized Signer**

**WITNESS:**

By: *Tamara Lambert*  
Print Name: **Tamara Lambert**

By: *Taran King*  
Print Name: **Taran King**

STATE OF FLORIDA )  
COUNTY OF BREVARD )

On DEC 04 2020, before me, the undersigned, personally appeared Beverly Pascal, personally known to me and acknowledged to me that he executed the same in his/her capacity as Authorized Signer of LendingOne, LLC, a Delaware limited liability company, and that by his/her signature on the instrument, the individual, person or entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Brevard, State of Florida.

(NOTARY SEAL)

*Taran King*  
Notary Public Signature  
Print Name: **Taran King**



**SCHEDULE A**

**PROPERTY DESCRIPTION**

THE LAND REFERRED TO HEREIN IS SITUATED IN **SHELBY COUNTY, STATE OF ALABAMA**, AND IS DESCRIBED AS FOLLOWS:

LOT 25, ACCORDING TO THE FINAL PLAT FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. APN: 23-7-25-4-002-025.000

**Property commonly known as: 104 Timber Ridge Drive, Alabaster, AL 35007.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/28/2021 10:08:02 AM  
\$29.00 BRITTANI  
20211228000607810

*Allen S. Bayl*