


PREPARED BY: 
LESLIE RUIZ
KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
(949) 418-7559

AFTER RECORDATION RETURN TO:

ASSIGNMENT OF MORTGAGE

LOAN #: 9418763

FOR VALUE RECEIVED:

ASSIGNOR: AMERICAN ADVISORS GROUP

ASSIGNOR ADDRESS: 18200 VON KARMAN AVE, STE 300
IRVINE, CA 92612

DOES GRANT, BARGAIN, SELL, ASSIGN, TRANSFER AND SET OVER TO:

ASSIGNEE: REVERSE MORTGAGE FUNDING, LLC

ASSIGNEE ADDRESS: 1455 BROAD STREET, 2ND FLOOR
BLOOMFIELD, NJ 07003

ALL OF ITS RIGHT, TITLE AND INTEREST IN AND TO THE PROPERTY COVERED BY THAT CERTAIN MORTGAGE:

DATED: 8/22/15

ORIGINAL LOAN AMOUNT: \$192,750.00

MORTGAGOR/BORROWER: CECELIA WOODS

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS
NOMINEE FOR THE ORIGINAL LENDER, ITS SUCCESSORS AND
ASSIGNS

LENDER: AMERICAN ADVISORS GROUP

RECORDED IN THE OFFICIAL REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA
RECORDED: 8/31/15 IN BOOK/VOLUME/LIBER: N/A PAGE: N/A DOCUMENT: 20150831000302750


PROPERTY SUBJECT TO LIEN: 403 TIMOTHY DRIVE, COLUMBIANA, AL 35051

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

TOGETHER WITH THE PROMISSORY NOTE SECURED BY SAID MORTGAGE AND ALSO ALL
RIGHTS ACCRUED OR TO ACCRUE UNDER SAID MORTGAGE:

DATED: 3/10/2022

*** AMERICAN ADVISORS GROUP, BY KC WILSON &**
ASSOCIATES, ITS ATTORNEY-IN-FACT

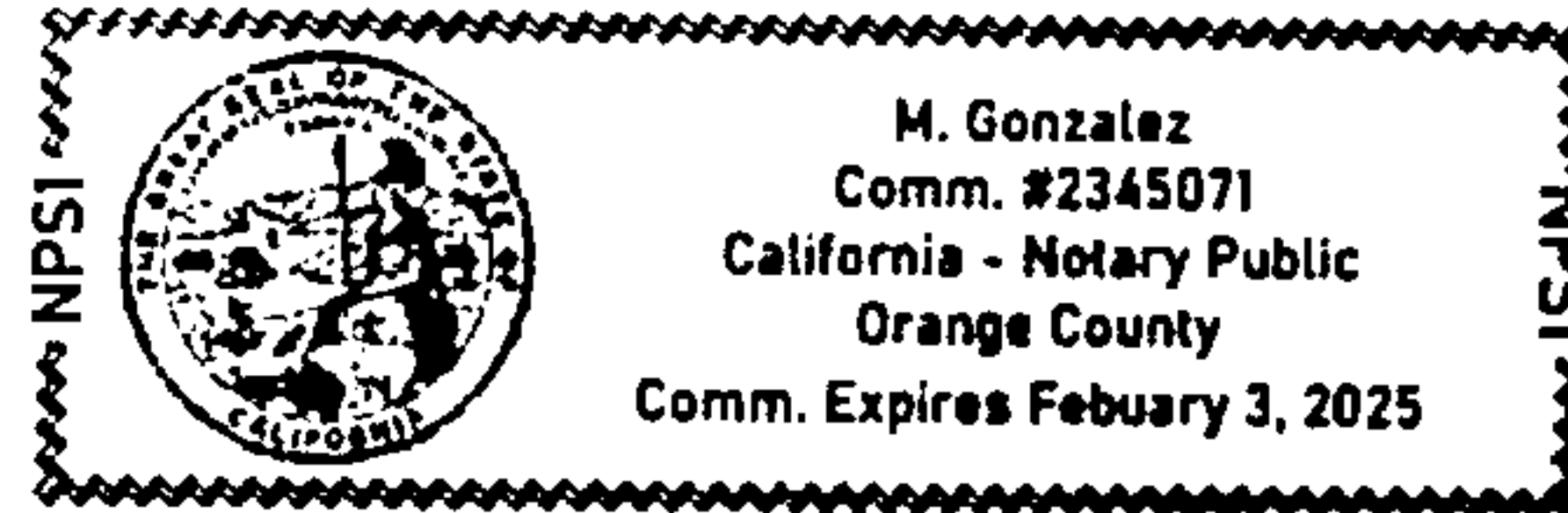
BY: 
NAME: JESUS HERNANDEZ
TITLE: ASSISTANT VICE PRESIDENT
*** POA ATTACHED AS EXHIBIT B**

NOTARY ACKNOWLEDGMENT CONTINUED ON SECOND PAGE

STATE OF **CALIFORNIA**) SS:
COUNTY OF **ORANGE**

ON March 10, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED **JESUS HERNANDEZ, ASSISTANT VICE PRESIDENT**, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE DULY AUTHORIZED PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE **CORPORATION**, AND ACKNOWLEDGED TO ME THAT SUCH **PERSON** EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.



M. Gonzalez

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: **02/03/2025**

DO NOT GO BELOW THIS LINE

EXHIBIT A
LEGAL DESCRIPTION

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

**LOT 15, ACCORDING TO THE SURVEY OF TRIPLE SPRINGS SUBDIVISION, AS RECORDED
IN MAP BOOK 5 PAGE 34, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**BEING the same property conveyed unto Cecelia Woods by Warranty Deed from William L.
Coppedge and Wife, Eura E. Coppedge, dated and recorded June 28, 1994, as Instrument No. 1994-
20482.**

EXHIBIT B

LIMITED POWER OF ATTORNEY

AMERICAN ADVISORS GROUP

18200 VON KARMAN AVE., SUITE 300, IRVINE, CA 92612
(GRANTOR)

to

KC WILSON & ASSOCIATES

2601 MAIN ST, STE 370, IRVINE, CA 92614
(GRANTEE)

KC WILSON & ASSOCIATES

**2601 MAIN ST, STE 370
IRVINE, CA 92614
949-418-7559**

Prepared By:

KC Wilson & Associates
2601 Main St, STE 370
Irvine, CA 92614
(949) 418-7559

When Recorded Return to:

KC Wilson & Associates
2601 Main St, STE 370
Irvine, CA 92614

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



91.00

* \$ R 0 0 1 3 5 9 1 4 5 3 \$ *

2022000095980 2:21 pm 03/10/22

418 507A P14 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 3.00

LIMITED POWER OF ATTORNEY

AMERICAN ADVISORS GROUP
18200 VON KARMAN AVE, SUITE 300
IRVINE, CA 92612
(GRANTOR)

To

KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
(GRANTEE)

COUNTY OF ORANGE
STATE OF CALIFORNIA

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SD

LIMITED POWER OF ATTORNEY

American Advisors Group, **Grantor**, having an address of 18200 Von Karman Ave., Suite 300 Irvine, CA 92612, constitutes and appoints **KC Wilson & Associates, Grantee**, by and through **KC Wilson, President**, and/or **Jesus Hernandez, Assistant Vice President**, 2601 Main St, Ste 370 Irvine, CA 92614, its true and lawful attorney-in-fact, with only such power and authority as expressly enumerated and hereby conferred in its name, place and stead and for its use and benefit, to make, sign, execute, acknowledge, deliver, file for record and record any such instruments in its behalf and to effectuate the following enumerated transactions as the same may relate to a mortgage, deed of trust, real estate owned and mortgage notes secured thereby by said attorney-in-fact.

This appointment shall apply to the following transactions only:

1. The assignment of any mortgage or deed of trust.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the express power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Limited Power of Attorney has not been revoked unless an instrument or revocation has been recorded.

This Limited Power of Attorney is to be made effective as of October 21, 2021 and the same shall continue in full force and effect until the earlier of (i) December 31, 2023 or (ii) the record of an instrument of revocation.

In witness whereof, Grantor has executed this instrument as of the 3rd day of January, 2022.

FB

American Advisors Group

By: *Matt Engel*

Name: **Matt Engel**

Title: **CFO**

WITNESSED:

By: [Signature]
Name: Justin Cooper

WITNESSED:

By: [Signature]
Name: Julie Paine

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

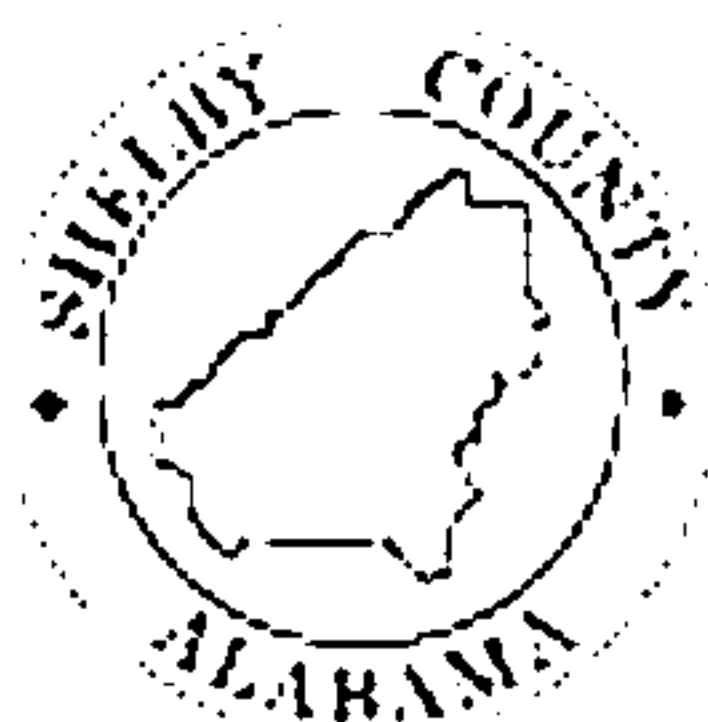
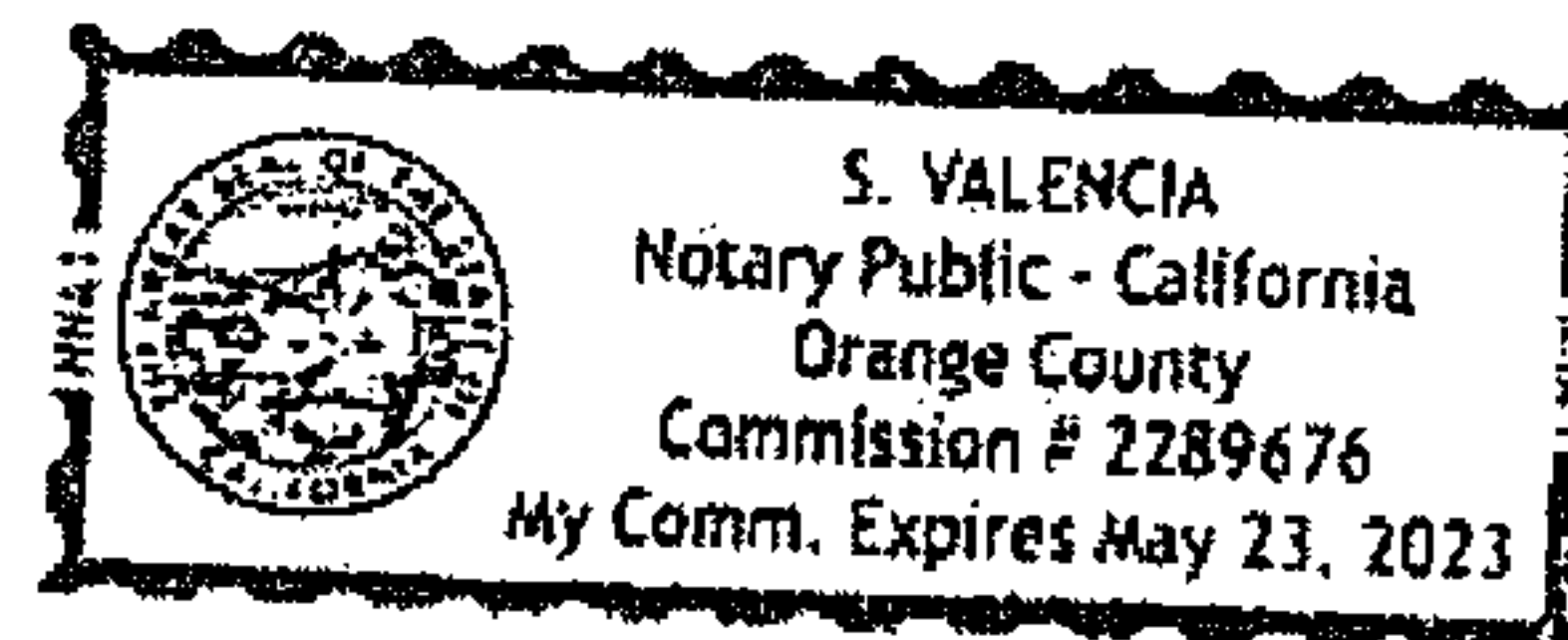
STATE OF CA
COUNTY OF ORANGE

On Feb 3, 2022, before me, **S.Valencia**, Notary Public, personally appeared, **Matt Engel**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me and that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Valencia
Notary: S. Valencia
My Commission Expires: 05/23/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2022 11:23:00 AM
\$40.00 CHERRY
20220615000240480

[Signature]