

This instrument Prepared by:
OCG Capital, LLC
9852 Katella Avenue #345
Anaheim, CA 92804

20220805000307410
08/05/2022 03:25:03 PM
ASSIGN 1/2

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for good and valuable consideration, hereby sells, transfers, endorses without recourse, representation or warranty and delivers unto **Texas Republic Life Insurance Company** with an address of **13215 Bee Cave Parkway, Suite A120, Austin, TX 78738**, and their respective successors and/or assigns, an undivided 100.00% interest, as tenants in common, in certain promissory note, Mortgage and Assignment of Rents and Leases securing said note, which said Mortgage has been recorded in the Register's Office of Shelby County, Alabama, under Register's Numbers indicated below, which note and Mortgage are further described as follows:

<u>MORTGAGORS</u>	<u>FACE AMOUNT</u>	<u>REGISTER'S NUMBER</u>
IMAX Marketing, LLC	\$182,000.00	20220512000195370 20220512000195380

LEGAL DESCRIPTION:

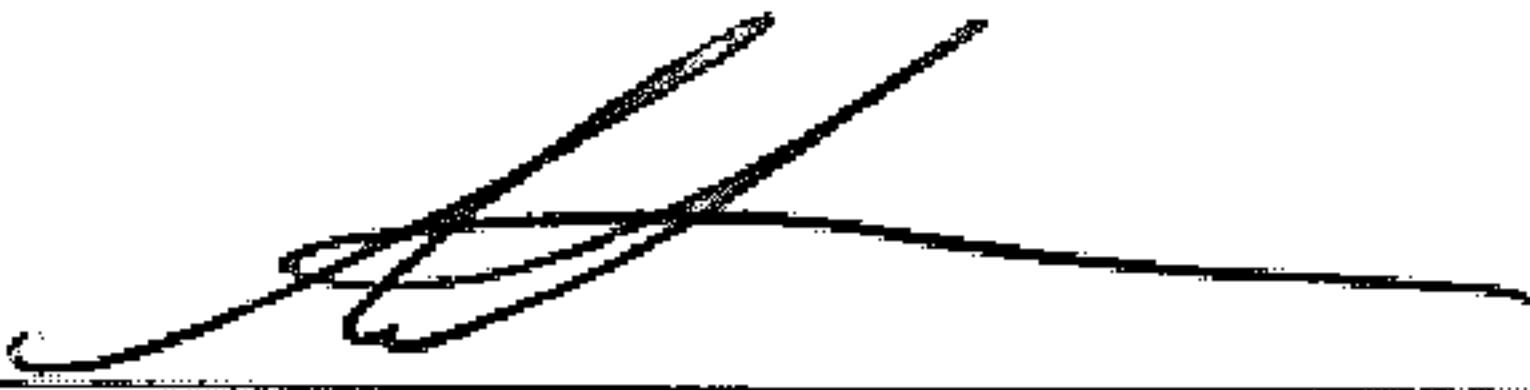
Lot 3, Block 3, according to the Survey of Southwind, First Sector as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

Commonly known as: 1226 Thompson Road, Alabaster, AL 35007

The undersigned guarantees that the undersigned is the owner of said note and Mortgage and that no other person or party has an interest therein nor is same hypothecated in any way.

EXECUTED this 3rd day of June, 2022.

OCG Capital, LLC

By: 

Mathew Owens, Designated Signatory

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.

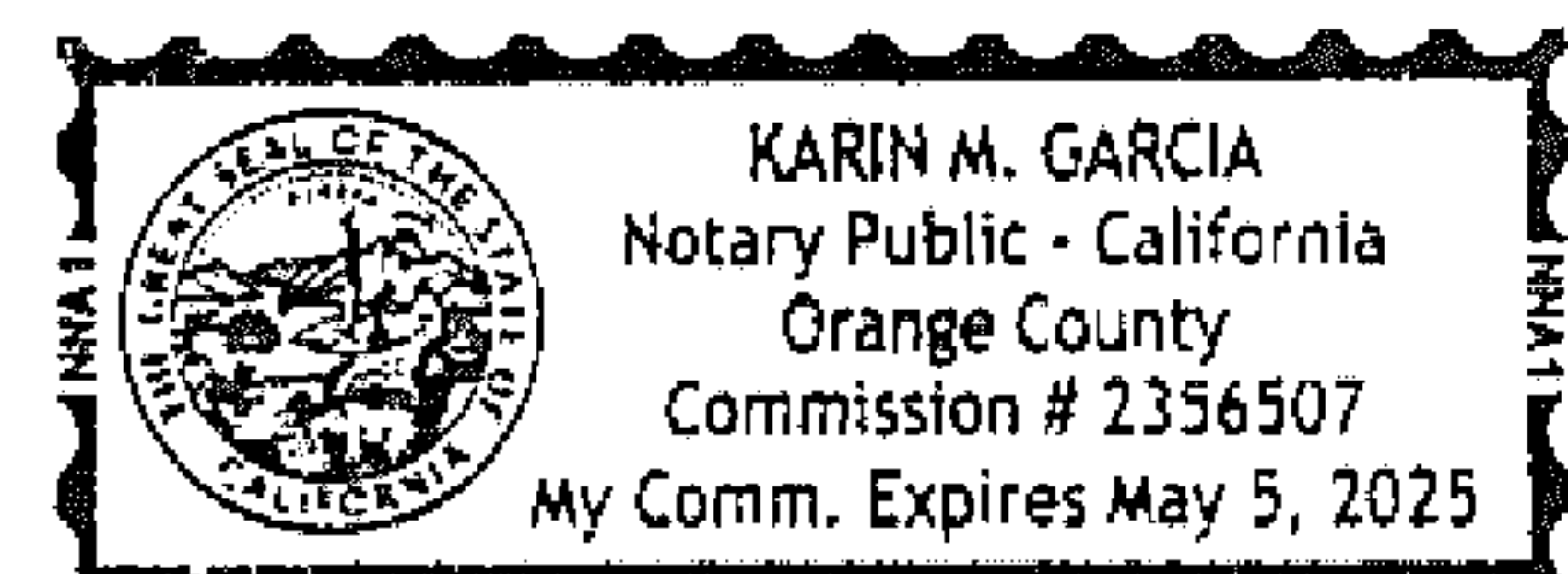
STATE OF CALIFORNIA
COUNTY OF ORANGE

On June 3, 2022 before me, Karin M. Garcia, Notary Public, personally appeared Mathew Owens, 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 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 under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



Maximum principal indebtedness for Alabama recording tax purposes is \$0



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2022 03:25:03 PM
 \$26.00 JOANN
 20220805000307410

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Texas Republic Life Insurance Company	Grantee's Name	OCG Capital, LLC
Mailing Address	13215 Bee Cave Parkway, Suite A120	Mailing Address	9852 Katella Avenue #345
	Austin, TX 78738		Anaheim, CA 92804
Property Address	1226 Thompson Road	Date of Sale	6/3/2022
	Alabaster, AL 35007	Total Purchase Price	\$ 182,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☒ Appraisal
☒ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).