

20221216000453310
12/16/2022 11:54:37 AM
ASSIGN 1/4

Return to:
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Tallahassee, FL 32315-3008

Prepared By & Return to:
Erin Schanzer
Commercial Lender LLC
PO Box 3201
Vernon, CT 06066

100875

Assessor's Parcel No.:
10-5-16-0-004-010-000

.....Space Above Line for Recorder's Use.....

THE STATE OF ALABAMA



COUNTY OF SHELBY COUNTY

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned **Commercial Lender LLC** (the "Assignor"), a Delaware limited liability company, having an address of PO Box 3201, Vernon, CT 06066 , does hereby GRANT, SELL, ASSIGN, TRANSFER, AND CONVEY unto **Toorak Capital Partners, LLC** (the "Assignee"), a Delaware limited liability company, having a principal place of business of 15 Maple St., Second Floor West, Summit, NJ 07901, all of its right, title, and interest in and to a certain **Mortgage, Assignment of Rents and Security Agreement**, dated 8/26/2022, executed by WCB Realty Company, LLC, an Alabama limited liability company, as mortgagor, in favor of Commercial Lender LLC, as mortgagee, which was recorded as 1067# 20220908 000 34988 0 on 9/18/2022 in the office of the Judge of Probate Court of Shelby County, Alabama, securing payment of **\$287,700.00**, and encumbering the real property and improvements commonly known as **2524 Titonka Rd, Birmingham, AL 35244**, as more particularly described in SCHEDULE 1, attached.

Together with the obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under the said security instrument.

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TO HAVE AND TO HOLD the same unto the Assignee, and its successor and assigns, forever,
subject only to the terms and conditions of the above-described security instrument.

The security instrument assigned hereby has not been further assigned except as set forth herein.

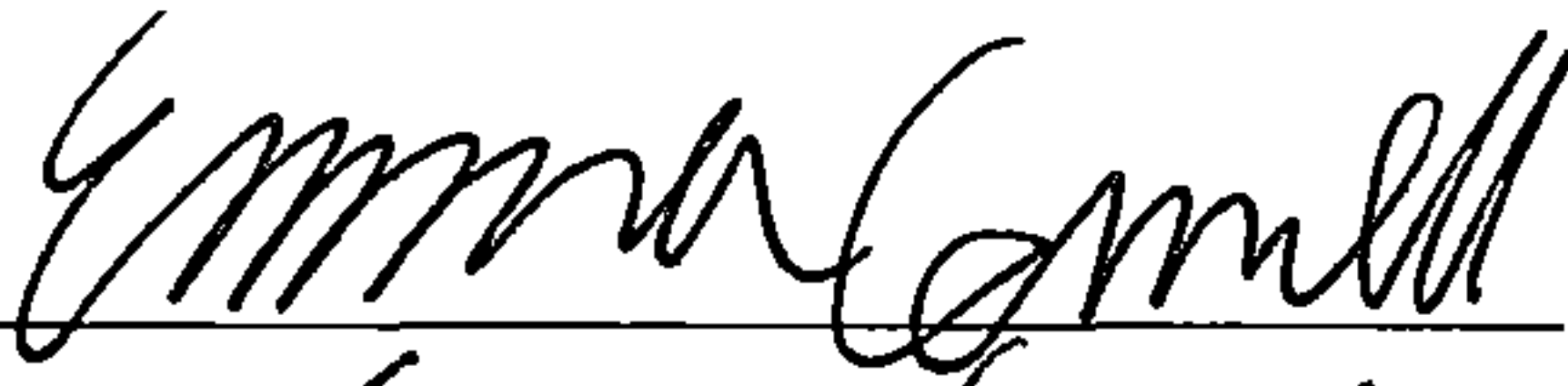
[Remainder of this page intentionally left blank]

20221216000453310 12/16/2022 11:54:37 AM ASSIGN 3/4
IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment on _
September 6, 2022

Witness:

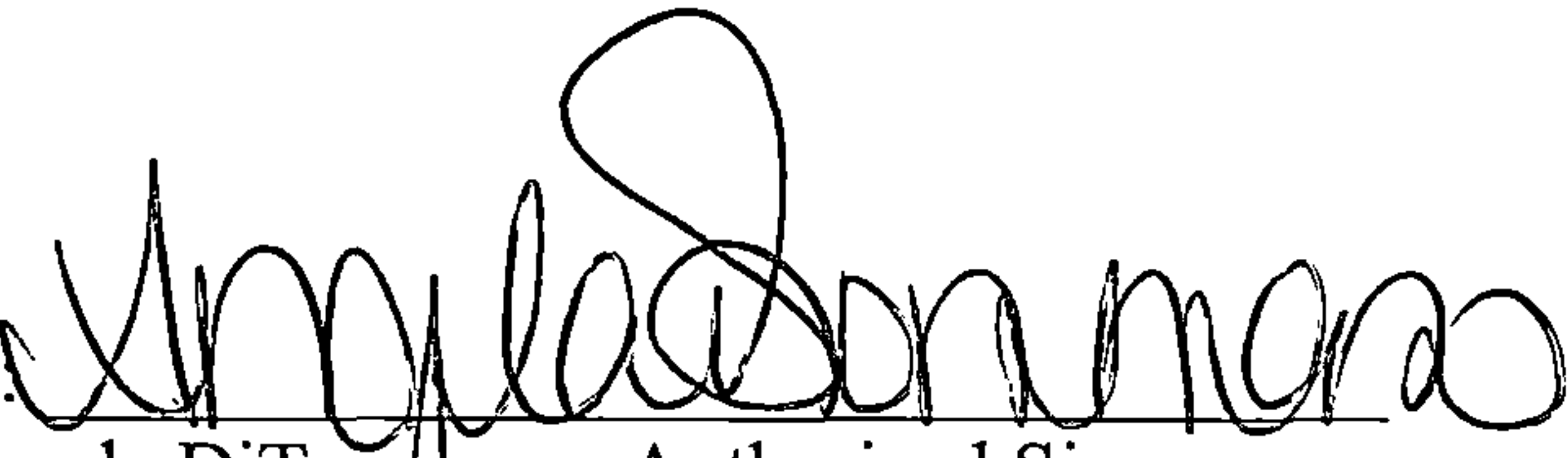

Rosana Alvarez

Witness:


EMMA CONREU

Commercial Lender LLC

By:


Angela DiTommaso, Authorized Signer

STATE OF CONNECTICUT

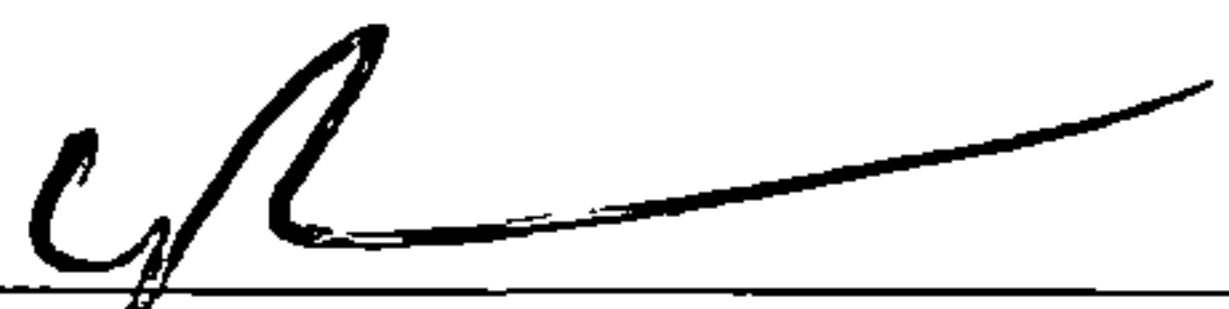
)

)ss. South Windsor

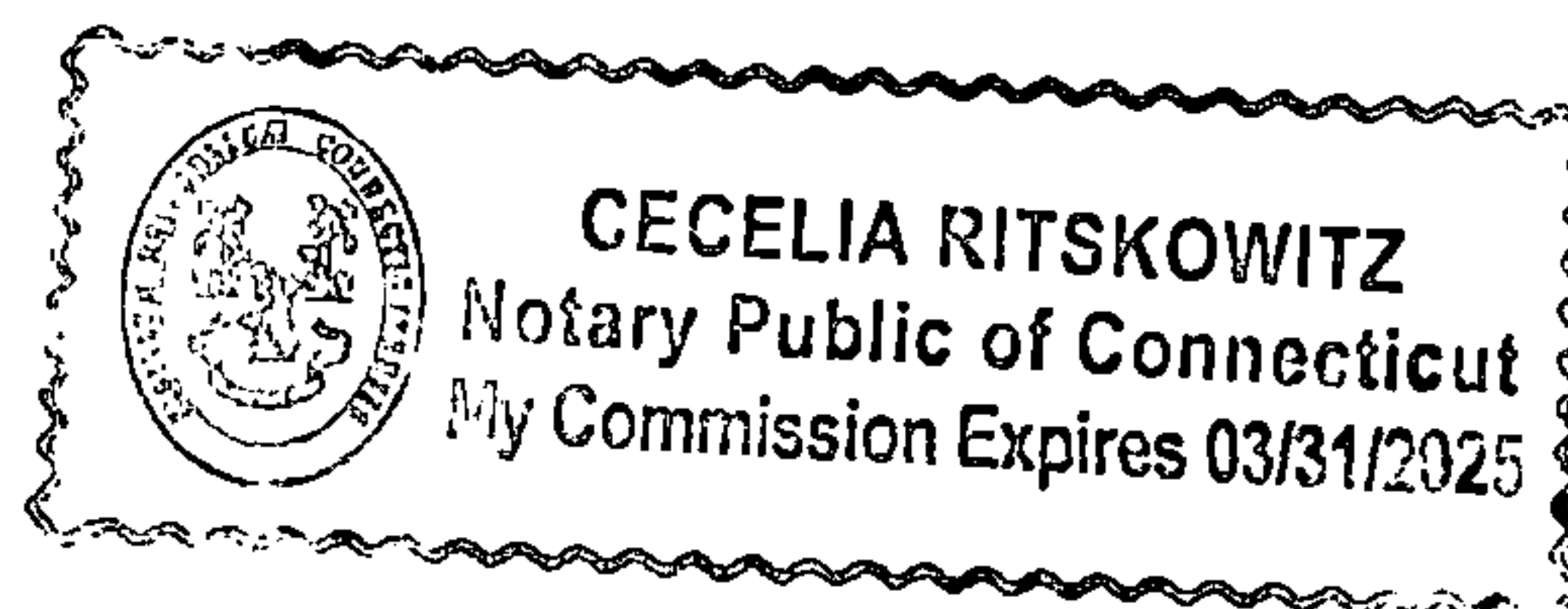
COUNTY OF HARTFORD

)

I certify that on September 6, 2022, **Angela DiTommaso** came before me in person and stated to my satisfaction that he/she made the attached instrument; and was authorized to and did execute this instrument on behalf of, and as Authorized Signer of Commercial Lender LLC, a Delaware limited liability company (the "Company"), the entity named in this instrument, as the free act and deed of the Company, by virtue of the authority granted by its operating agreement and its members.



Notary Public



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SCHEDULE 1

PROPERTY DESCRIPTION

Lot 25A, a Resurvey of Lots 25 and 26, Indian Valley, Third Sector, as recorded in Map Book 40, Page 10, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2022 11:54:37 AM
\$31.00 BRITTANI
20221216000453310

Allen S. Bayl