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This instrument was prepared by Deanna Harmon, CommerceOne Bank, 2100 Southbridge Pkwy, Ste.385, Birmingham, AL 35209

MORTGAGE ASSIGNMENT

DATE AND PARTIES. The date of this Mortgage Assignment (Agreement) is November 29, 2023. The parties and their addresses are:

ASSIGNEE:

COMMERCEONE BANK
2100 SouthBridge Parkway
Suite 385
Birmingham, AL 35209

ASSIGNOR:

DAR HOLDINGS LLC
An Alabama Limited Liability Company
4012 Old Leeds Cir
Mountain Brook, AL 35213-0000

1. ASSIGNMENT. To secure the payment of a note, Assignor assigns and grants a security interest to Assignee in the Assignor's interest in the Mortgage dated November 9, 2023, executed by DMS Realty Holdings LLC as Mortgagor, to DAR Holdings, LLC as Mortgagee, upon property located in Shelby County, Alabama and filed for record on November 28, 2023, as 20231128000344320.

Together with all of Assignor's right and interest in the debts secured by the assigned Mortgage, including a note dated November 9, 2023, executed by DAR Holdings LLC, in the original principal amount of \$430,000.00. There is still due and unpaid on this note the principal balance of \$430,000.00 plus unpaid accrued interest, as of November 9, 2023.

Assignor has the right to assign and grant a security interest in the assigned Mortgage.



SIGNATURES. By signing under seal, Assignor agrees to the terms and covenants contained in this Agreement. Assignor also acknowledges receipt of a copy of this Agreement.

ASSIGNOR:

DAR Holdings LLC

By Natalie M. Rula (Seal)
Natalie M. Rula, Manager

By David A. Rula (Seal)
David A. Rula, Member

ASSIGNEE:

CommerceOne Bank

By Gaines Belcher (Seal)
Gaines Belcher, VP Commercial Banking

ACKNOWLEDGMENT.

State Alabama OF Jefferson County OF Jefferson ss.

I, Jennifer Russ, a notary public, in and for said County in said State, hereby certify that Natalie M. Rula and David A. Rula, whose name(s) as Manager and Member of the DAR Holdings LLC, a Limited Liability Company, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, in his/her/their capacity as such Manager and Member, executed the same voluntarily on the day the same bears date. Given under my hand this the 4 day of December, 2023.

My commission expires:

01/06/2025

(Notary Public)

JENNIFER M RUSS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/06/2025

(Lender Acknowledgment)

State Alabama OF Jefferson County OF Jefferson ss.

I, Jennifer Russ, a notary public, in and for said County in said State, hereby certify that Gaines Belcher, whose name(s) as VP Commercial Banking of CommerceOne Bank, a corporation, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 4 day of December, 2023.

My commission expires:

01/06/2025

Jennifer Russ
(Notary Public)

JENNIFER M RUSS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/06/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 12:34:07 PM
\$28.00 MOLLY
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Allen S. Bayl