

This instrument prepared by  
Craig Lawrence  
420 20th Street N.  
Suite 2200  
Birmingham, AL 35203

(and returnable after recordation to):  
c/o Spectra Capital, LLC  
220 Calle Manuel Domenech  
Unit #871  
San Juan, PR 00918

APN: 08-9-29-0-001-033.000

## ASSIGNMENT OF MORTGAGE

For value received and effective on October 1, 2023, Spectra Velocity Fund I, LP, having an address at 896 S State St, Unit #476, Dover, DE 19901 (“Assignor”), hereby grants, assigns and transfers to Spectra Velocity Master Fund I, LP, a British Virgin Islands limited partnership, having an address of Maples Corporate Services (BVI) Limited of Kingston Chambers PO Box 173, Road Town, Tortola, British Virgin Islands (“Assignee”), all of the undersigned’s beneficial interest in that certain Mortgage, Assignment of Leases and Rents, and Security Agreement in the amount of \$980,500.00 and dated June 8, 2023, executed by Westover LD, LLC, an Alabama limited liability company (“Borrower”), in favor of Assignor, as beneficiary, recorded on June 12, 2023 as Instrument Number 20230612000176420 in the Official Records of the County of Shelby, State of Alabama (the “Mortgage”), and that certain UCC Fixture filing, Instrument number 20230612000176430, covering the real property located in the City of Sterrett, County of Shelby, State of Alabama, described as follows:

SEE EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 7873 Hwy 51, Sterrett, Alabama 35147 (the “Mortgaged Property”);

Together with the Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage.

The undersigned Assignor has independently and contemporaneously assigned and transferred to Assignee, all of the Assignor’s right, title and interest in and to the Promissory Note which is secured by this Mortgage.

*[Signature page follows]*

Dated: 10/25/2023

**ASSIGNOR:**

**SPECTRA VELOCITY FUND I, LP**

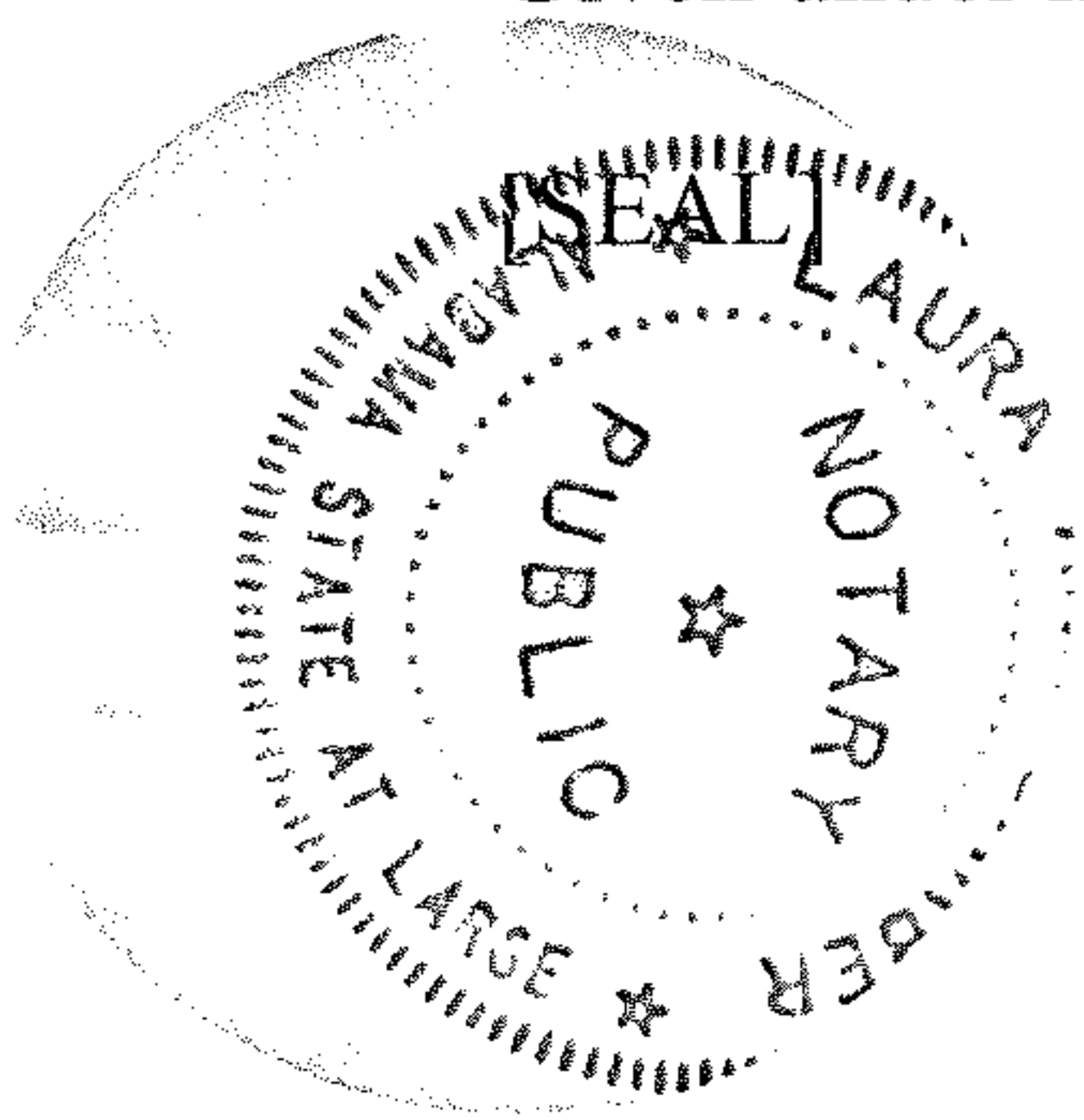
By: [Signature]  
Name: Craig Lawrence, Jr.  
Its: Authorized Person

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig Lawrence, Jr. whose name as the Authorized Person of Spectra Velocity Fund I, LP, a Delaware limited partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Authorized Person and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand this 25 day of October, 2023



[Signature]  
Notary Public

My Commission Expires: **10/27/2023**

**EXHIBIT "A"****LEGAL DESCRIPTION OF PROPERTY**Parcel I

The SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 29, Township 19, Range 1 East.

Parcel II

Part of the SW corner of the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 29, Township 19, Range 1 East, beginning at the SW corner of said SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and run East along the South line of said forty acres 609 feet to the old Pumpkin Swamp Road, thence N 44 deg. 6' east in a Northeasterly direction along said road 104 feet, thence N 7 deg. 55' West 528 feet, thence South 89 deg. 25' West 213, thence North 44 deg. 35' West 134.2 feet, thence South 86 deg. 35' West 226.8 feet to the West line of said SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section, thence South along the West line of said forty to the SW corner of said forty.

Parcel III

That part of the following described tract lying Northwest of the Pumpkin Swamp Road:  
Begin at the NW corner of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 29, Township 19, Range 1 East, thence run east along the North line of said forty 1320 feet to the NE corner of said forty, thence south along the east line of said forty 990 feet, thence in a northwesterly direction in a straight line about 1654 feet to the NW corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 29, Township 19, Range 1 East.

Less and Except

Less and Except any property in the U.S. Highway 280 right of way; and less and except any portion of the aforementioned described property previously deeded to the State of Alabama and as shown on the right of way map of Project No. F-214(20) as recorded in the Office of the Judge of Shelby County, Alabama and conveyed in Real 284, Page 440 and Real 284, Page 443.

Parcel IV

A part of the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

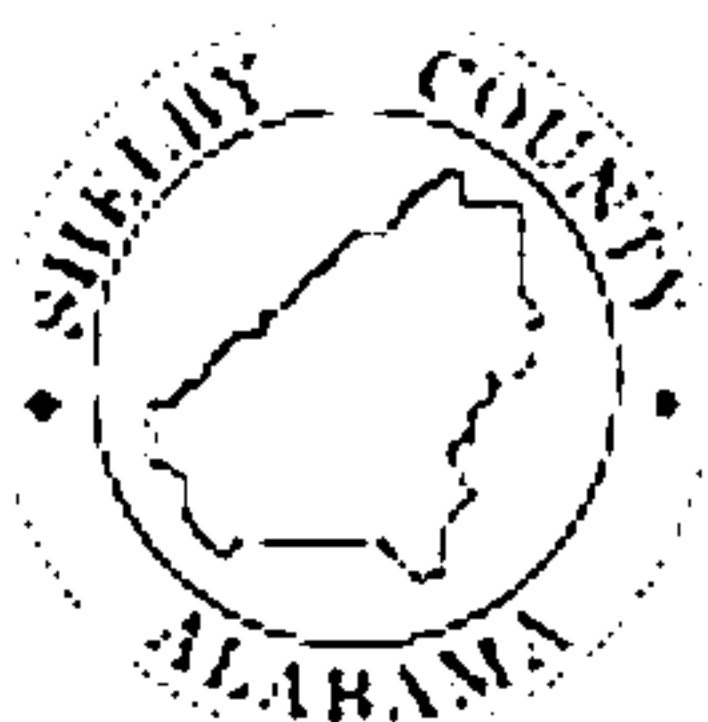
Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 53°38'17" East for a distance of 190.19 feet; thence proceed North 26°46'42" East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of 116°40'47" and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 58°26'15" East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of 39°23'11" and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 19°47'48" East, 37.08 feet to the P.T. of said curve; thence proceed North 39°29'48" East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 84°29'48" East, 35.36 feet to the P.T. of said curve; thence proceed South 50°30'12" East for a distance of 302.00 feet; thence proceed South 05°30'12" East for a distance of 32.52 feet to a point on the Westerly right of way

of Shelby County Highway 51; thence proceed North 39°29'48" East along the Westerly right of way of said road for a distance of 92.41 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point continue North 39°29'48" East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet; thence proceed North 50°37'16" West for a distance of 59.31 feet; thence proceed South 12°49'37" East for a distance of 75.06 feet to the point of beginning.

Together with a non-exclusive drainage easement being more particularly described as follows:

A 13 feet wide drainage easement being 13 feet in equal width on the Northwesterly side of the following described line: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 53°38'17" East for a distance of 190.19 feet; thence proceed North 26°46'42" East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of 116°40'47" and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 58°26'15" East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of 39°23'11" and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 19°47'48" East, 37.08 feet to the P.T. of said curve; thence proceed North 39°29'48" East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 84°29'48" East, 35.36 feet to the P.T. of said curve; thence proceed South 50°30'12" East for a distance of 302.00 feet; thence proceed South 05°30'12" East for a distance of 32.52 feet to a point on the Westerly right of way of Shelby County Highway 51; thence proceed North 39°29'48" East along the Westerly right of way of said road for a distance of 92.41 feet to a 1/2" rebar in place; thence continue North 39°29'48" East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet, said point being the point of beginning of said drainage easement. From this beginning point proceed North 39°22'44" East along the Westerly right of way of said Highway 51 for a distance of 170.0 feet to the termination of said drainage easement.

The above described easement is located in the Southwest one-fourth of the Northeast one fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/19/2023 01:51:35 PM  
 \$32.00 BRITTANI  
 20231219000364470

*Allen S. Bayl*