

RECORDING REQUESTED BY

Banc of California
3 MacArthur Place
Santa Ana, CA 92707

AND WHEN RECORDED MAIL TO:

Hunton Andrews Kurth
1717 Ross Avenue, Suite 3700
Dallas, Texas 75202
Attn: Kathleen Munoz

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF
[DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS]

Effective as of December 27, 2023, and FOR VALUE RECEIVED, the receipt and sufficiency of which are acknowledged, the undersigned absolutely sells, delivers, sets over, grants, conveys, assigns and transfers, without recourse, representation or warranty, except as otherwise expressly set forth in that certain Agreement for Purchase and Sale of Loans, dated on or about December 22, 2023, (the "**Purchase Agreement**"), by and between BANC OF CALIFORNIA ("**Seller**"), and ATHENE ANNUITY AND LIFE COMPANY ("**Purchaser**"), to Purchaser, all of its right, title and interest in and to that certain [deed of trust/mortgage] more particularly described on Exhibit A attached hereto (the "**Security Instrument**"), securing the property described on Exhibit B attached hereto.

TOGETHER WITH all right, title and interest in and to the note (the "**Note**") or other obligations secured thereby, the money due and to become due thereon, and all rights accrued or to accrue thereunder.

To have and to hold this Assignment unto Purchaser, its successors and assigns forever.

IN WITNESS WHEREOF, Seller has caused these presents to be duly executed as of the day and year first written above.

BANC OF CALIFORNIA

By:



Name: Susan Berge

Title: VICE PRESIDENT

ATTACH PROPER NOTARY ACKNOWLEDGEMENT HERE

ACKNOWLEDGMENT

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 December 21, 2023 before me, Emily Y. Hwang, a Notary Public
(insert name and title of the officer)

personally appeared Susan Berge,
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.

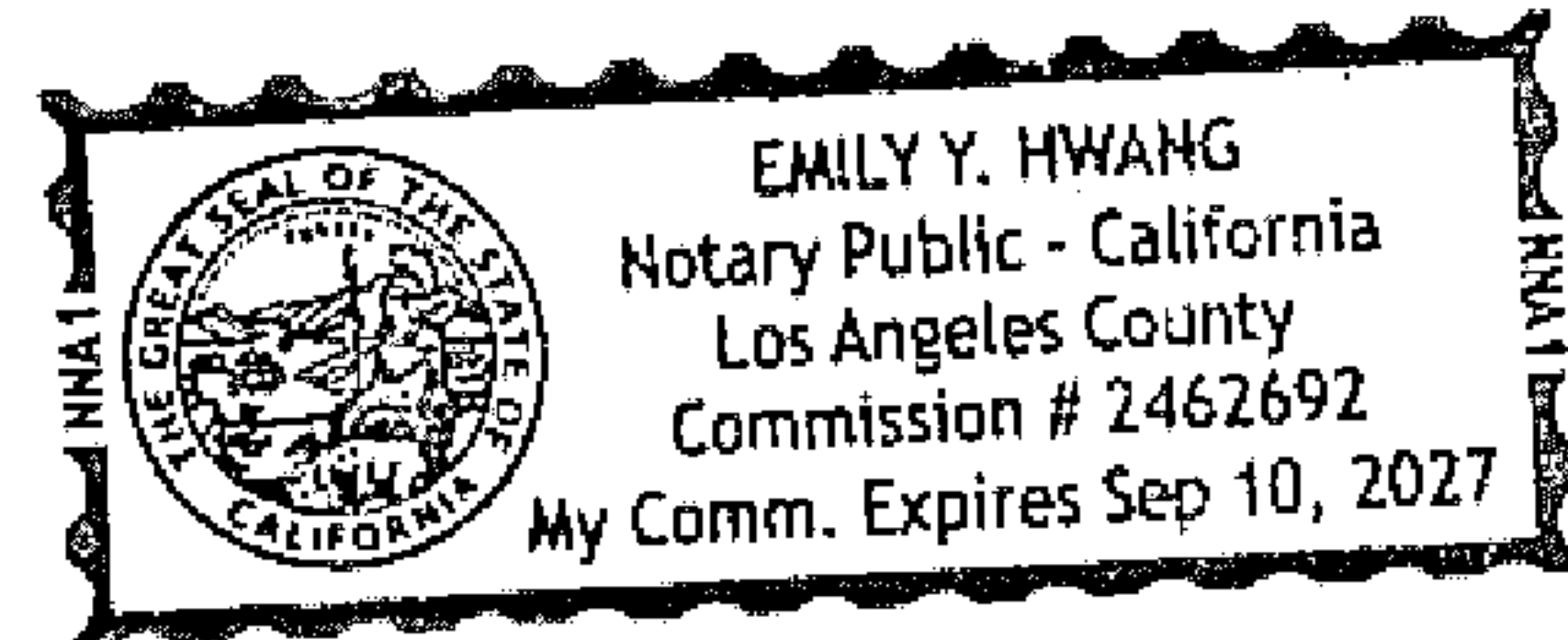
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attach to Assignment of Deed of Trust

(2)

Exhibit A

Description of Security Instrument

Deed of Trust, Security Agreement and Assignment of Rents dated 7/1/2022 by and between BANC OF CALIFORNIA, as successor-in-interest to BANC OF CALIFORNIA, N.A. and BIRMINGHAM PELHAM HOLDINGS, LLC recorded on 7/13/2022 INSTRUMENT #20220713000276450 in SHELBY County, ALABAMA

EXHIBIT B**Property Description.**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF AL, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AND RUN SOUTH 89 DEGREES 55 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 761.20 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED, CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.60 FEET; THENCE RUN SOUTH 1 DEGREE 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 74.25 FEET TO A POINT; CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 217.06 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 418.51 FEET; THENCE RUN SOUTH 0 DEGREES 45 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 121.04 FEET; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 417.14 FEET; THENCE RUN NORTH 1 DEGREE 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 41.53 FEET; THENCE RUN SOUTH 89 DEGREES 28 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 128.85 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 154.38 FEET AND A DELTA OF 20 DEGREES 45 MINUTES 26 SECONDS; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 55.93 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 16 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.29 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25 FEET AND A DELTA OF 70 DEGREES 31 MINUTES 44 SECONDS; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 30.77 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60 FEET AND A DELTA OF 71 DEGREES 36 MINUTES 02 SECONDS; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 62.48 FEET; THENCE RUN NORTH 1 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 100.39 FEET TO A POINT; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 77.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE BENEFITING RIGHTS UNDER THAT CERTAIN AGREEMENT AND GRANT OF SEWER PIPELINE EASEMENT BY AND BETWEEN M. MILLER GORRIE, JACK W. KIDD, JOHN P. DARNALL AND JAMES F. ANTHONY AND STORAGE EQUITIES, INC. AND PS PARTNERS VI LTD. DATED SEPTEMBER 29, 1982 AND RECORDED IN REAL 94, PAGE 21.

TOGETHER WITH AND SUBJECT TO EASEMENT AGREEMENT AND GRANT OF ACCESS EASEMENT AS RECORDED IN BOOK 94, PAGE 31.

SITUATED IN SHELBY COUNTY, ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2024 02:41:56 PM
\$37.00 BRITTANI
20240124000019040

19 Allie S. Bayl U
Pelham, AL 95244