

THIS INSTRUMENT PREPARED BY:

Simone King
7550 Wisconsin Avenue, 10th Floor
Bethesda, Maryland 20814

WHEN RECORDED, RETURN TO:

TVC Funding VI, LLC, a Delaware limited liability
company
7550 Wisconsin Avenue, 10th Floor
Bethesda, MD 20814

Loan No. 1900-129806
Property ID No.: 10-5-15-0-002-073.002

ASSIGNMENT OF MORTGAGE

For value received, the undersigned, Max Capital Lending Inc., a Nevada corporation , having an address at 6010 S Rainbow Blvd, Las Vegas, Nevada 89118 (“Assignor”), hereby grants, assigns and transfers to TVC Funding VI, LLC, a Delaware limited liability company, having an address of 7550 Wisconsin Avenue, 10th Floor, Bethesda, MD 20814 (“Assignee”), all of the undersigned’s rights, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$846,961.00, each dated February 20, 2024, executed by J.S.P1 LLC, an Alabama limited liability company (“Borrower”), in favor of Max Capital Lending Inc., a Nevada corporation , recording concurrently herewith (the “Mortgage”), against:

The real property located in the City of Pelham, County of Shelby, State of Alabama, described as follows:

SEE EXHIBIT “A,” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,
commonly known as 176 New Hope Mountain Road, Pelham, Alabama 35124 (the “Mortgaged Property”);

Together with all of Assignor’s rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor’s right, title and interest in and to the Secured Note which is secured by the Mortgage.

[SIGNATURES FOLLOW]

Dated: February 20, 2024

ASSIGNOR:

MAX CAPITAL LENDING INC., A NEVADA CORPORATION

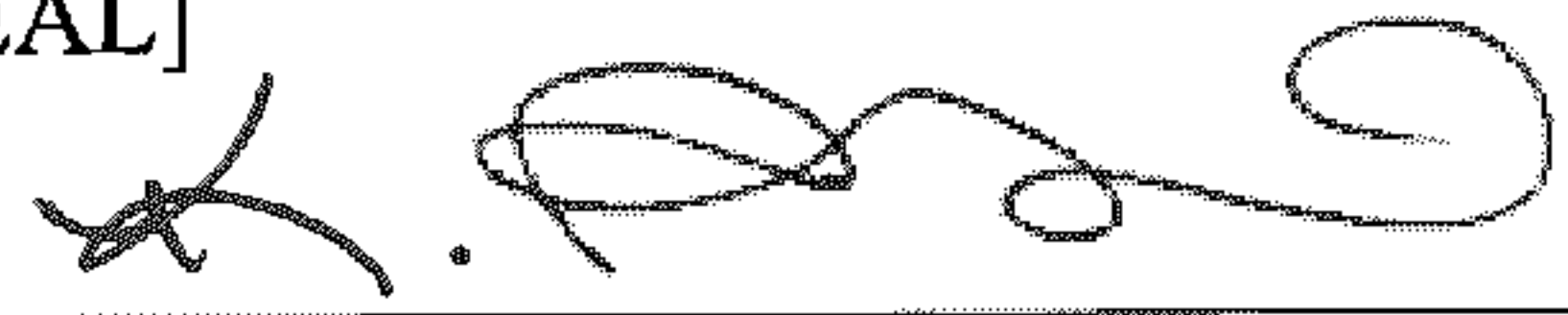
By: 
Name: Charis Abrams
Title: President

[Acknowledgment for Entity in Representative Capacity]State of Nevada)County of Clark)

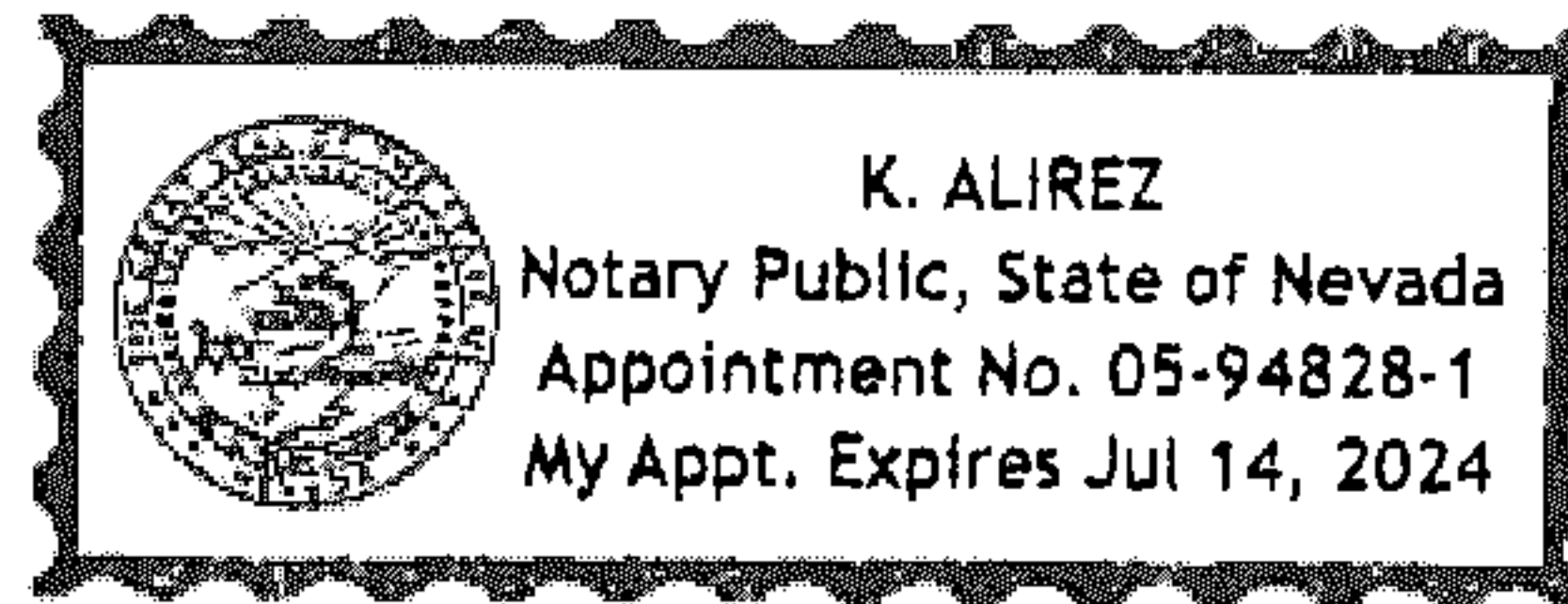
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARIS
ABRAMS (signatory name), whose name as the President
 (signatory title) of Max Capital Holdings, Inc
 (entity name) is signed to the foregoing conveyance and who is known to me, acknowledged
 before me on this day that, being informed of the contents of the conveyance, (s)he, as such President
 (signatory title) and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 20th day of February, 2024

[SEAL]



Notary Public

My Commission Expires: 7-14-2024**[Acknowledgment for Individual]**

State of)

County of)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____
 (signatory name), whose name 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand this the ____ day of ____, 20__.

[SEAL]

Notary Public

My Commission Expires: _____

[Acknowledgment for an Official or Other Person In Representative Capacity]

State of)

County of)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____
 (signatory name), whose name as _____
 (state representative capacity) 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, (s)he, in
 his/her capacity as such _____, executed the same voluntarily for and as the act of said entity.

Given under my hand this the ____ day of ____, 20__.

[SEAL]

Notary Public
My Commission Expires: _____

EXHIBIT "A"
Property Description

Closing Date: February 20, 2024

Borrower(s): J.S.P1 LLC

Property Address: 176 New Hope Mountain Road, Pelham, AL 35124

PROPERTY DESCRIPTION:

Part of the SE 1/4 of SW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said SE 1/4 of SW 1/4, run in a southerly direction along the west line of said SE 1/4 of SW 1/4 for a distance of 1,145.68 feet, to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 28.45 feet to an existing iron pins thence turn an angle to the left of 42 12' and run in a southeasterly direction for a distance of 151.74 feet to an existing iron pin; thence turn an angle to the left of 68 21'20" and run in a northeasterly direction for a distance of 322.56 feet; thence turn an angle to the left of 112 44'40" and run in a northwesterly direction for a distance of 91.42 feet; thence turn an angle to the right of 38 47' and run in a northerly direction for a distance of 47.69 feet; thence turn an angle to the left of 99 51'15" and run in a southwesterly direction for a distance of 348.39 feet, more or less, to the point of beginning, containing 1.13 acres, more or less, subject to the right-of-way for an existing road across the northeast end of said property.

For record title, see deed recorded immediately prior hereto.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 09:02:36 AM
\$34.00 JOANN
20240301000054850

Allen S. Bayl