

**THIS INSTRUMENT PREPARED BY:**

Danielle Roberts  
2101 E. El Segundo Blvd., Suite 203  
El Segundo, California 90245

**WHEN RECORDED, RETURN TO:**

CV3 Financial Services, LLC  
2101 East El Segundo Blvd. Ste #203,  
El Segundo, CA 90245

Loan No. 7841271  
Property ID No.: 02-7-36-0-002-021.000

**ASSIGNMENT OF MORTGAGE**

For value received, the undersigned, **CV3 Financial Services, LLC, a Delaware Limited Liability Company (CFL License No. 60DBO-183355)**, having an address at 2101 E. El Segundo Blvd., Suite 203, El Segundo, California 90245 (“Assignor”), hereby grants, assigns and transfers to **CV3 Alpha Trust, a Delaware statutory trust**, having an address of **2101 East El Segundo Blvd. Ste #203, El Segundo, CA 90245** (“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 \$1,480,122.00, each dated August 8, 2024, executed by 1035 Lake Heather, LLC, an Alabama limited liability company (“Borrower”), in favor of CV3 Financial Services, LLC, a Delaware limited liability company, which was recorded on August 16, 2024, as Instrument Number 20240816000256640 in the Recorder’s Office of the County of Shelby, State of Alabama (the “Mortgage”), against:

The real property located in the City of Birmingham, 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 1035 Lake Heather Rd, Birmingham, Alabama 35242 (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.

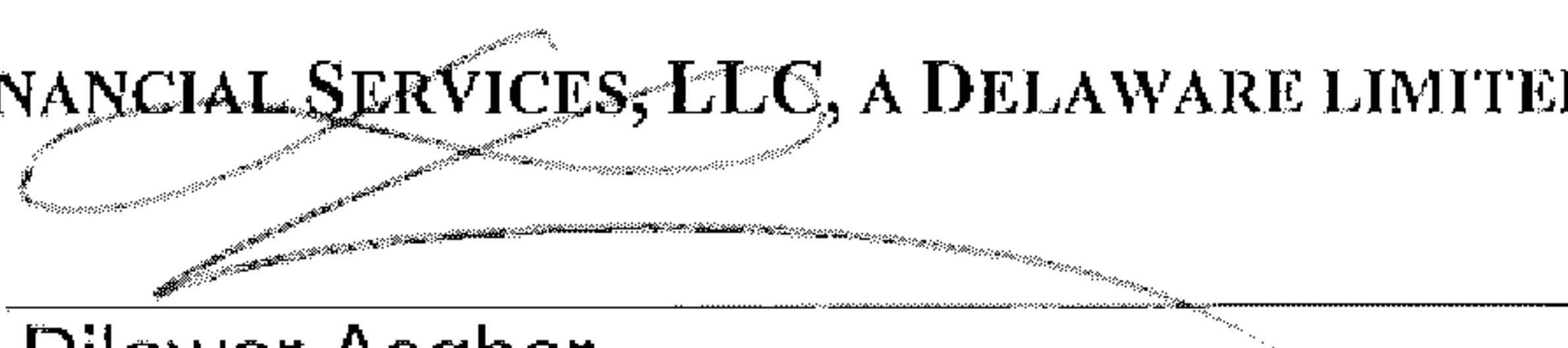
The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor’s right, title and interest in and to the Secured Note which is secured by the Mortgage.

**[SIGNATURES FOLLOW]**

Dated: 08/15/2024

ASSIGNOR:

CV3 FINANCIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: 

Name: Dilawar Asghar

Title: Manager, Underwriting

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 Los Angeles )

On 08/15/2024 before me, Lance W. Cohen, Notary Public, Notary Public  
*Date* *Here Insert Name of the Officer*

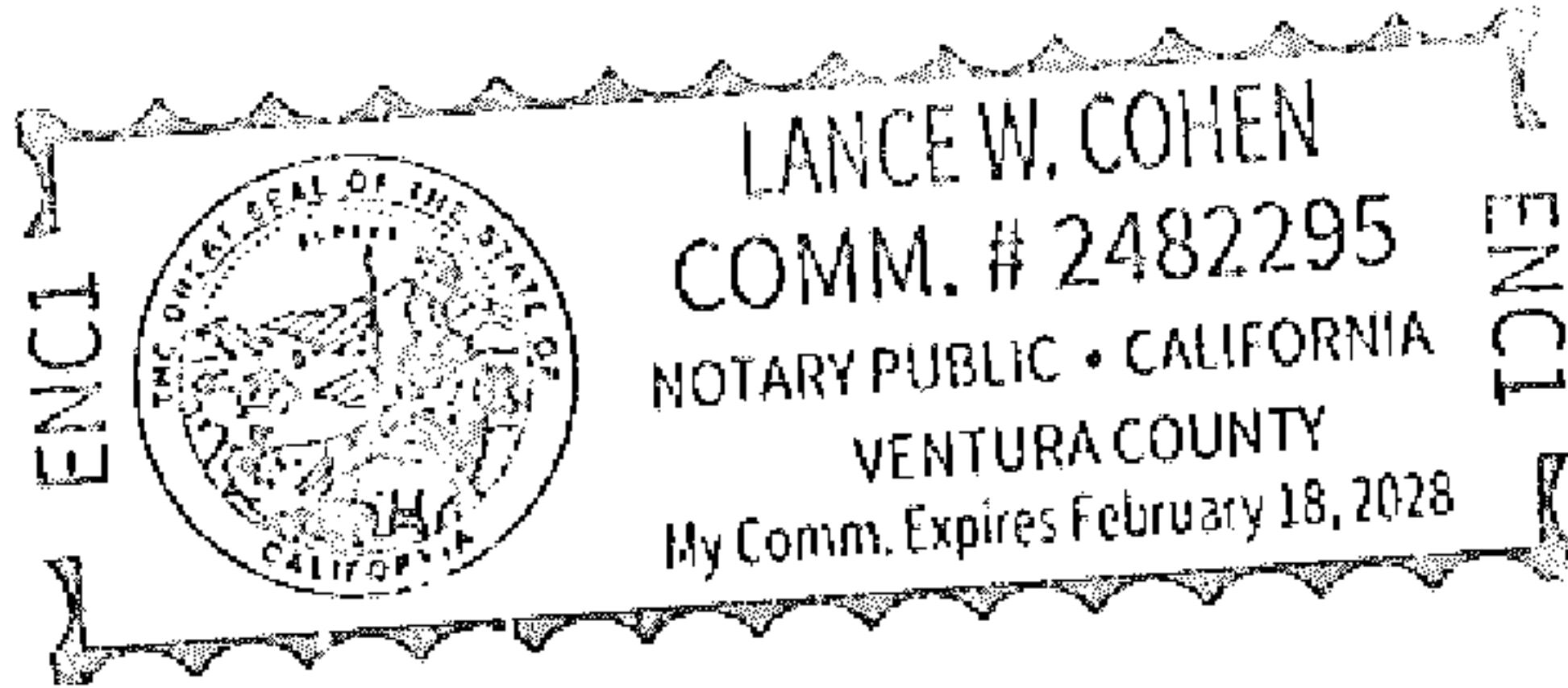
Personally Appeared Dilawar Asghar  
*Name(s) of Signer(s)*

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



LANCE W. COHEN  
COMM. # 2482295  
NOTARY PUBLIC - CALIFORNIA  
VENTURA COUNTY  
My Comm. Expires February 18, 2028

*Lance W. Cohen*  
*Signature of Notary Public*

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

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

LOT 21A, ACCORDING TO A RESURVEY OF LOTS 19, 20, AND 21, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES, GIVIANPOUR'S ADDITION TO INVERNESS, AS RECORDED IN MAP BOOK 26, PAGE 70, 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  
10/08/2024 02:31:17 PM  
\$31.00 BRITTANI  
20241008000316310**

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*Allie S. Boyd*