

THIS INSTRUMENT PREPARED BY:

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

WHEN RECORDED, RETURN TO:

CV3 Alpha Trust
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 Alpha Trust, a Delaware statutory trust**, having an address at 2101 E. El Segundo Blvd., Suite 203, El Segundo, California 90245 ("Assignor"), hereby grants, assigns and transfers to **Wilmington Savings Fund Society, FSB**, not in its individual capacity but solely in its capacity as **Owner Trustee of ATLAS SP Resi Opportunity Trust IA**, having an address of **500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801** ("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 16th, 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: 12/09/2024

ASSIGNOR:

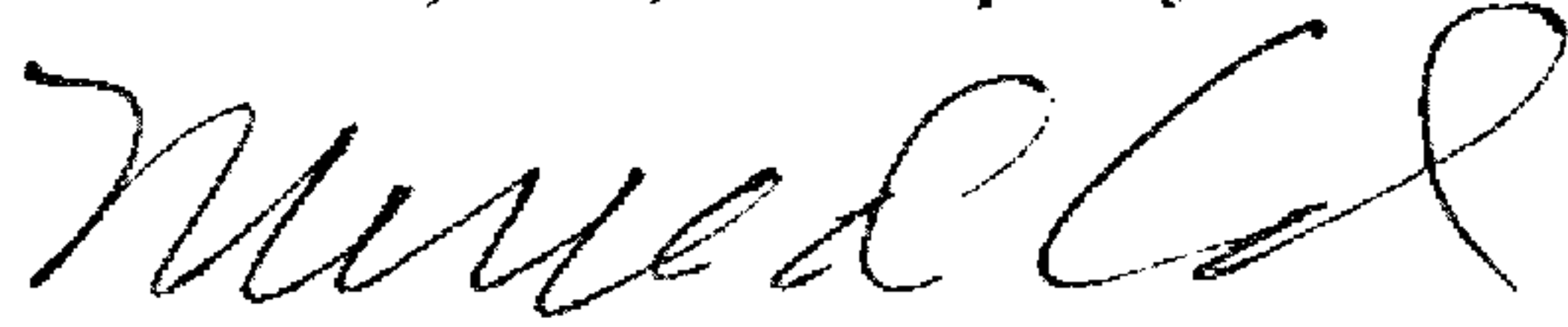
CV3 Alpha Trust, a Delaware statutory trust

By: CV3 Financial Services, LLC, in its capacity as Administrator

By:

Name: Merced Cohen

Title: Executive Vice President, Operations

A handwritten signature in black ink, appearing to read "Merced Cohen", is written over a horizontal line.

State of California)

County of Los Angeles)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Merced Cohen
(signatory name), whose name as the Executive
Vice President, Operations (signatory title) of CV3 Alpha Trust
(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 Executive Vice President, Operations
(signatory title) and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 9th day of December, 2024.

[SEAL]

Karina W. Ward
Notary Public
My Commission Expires: April 17, 2026

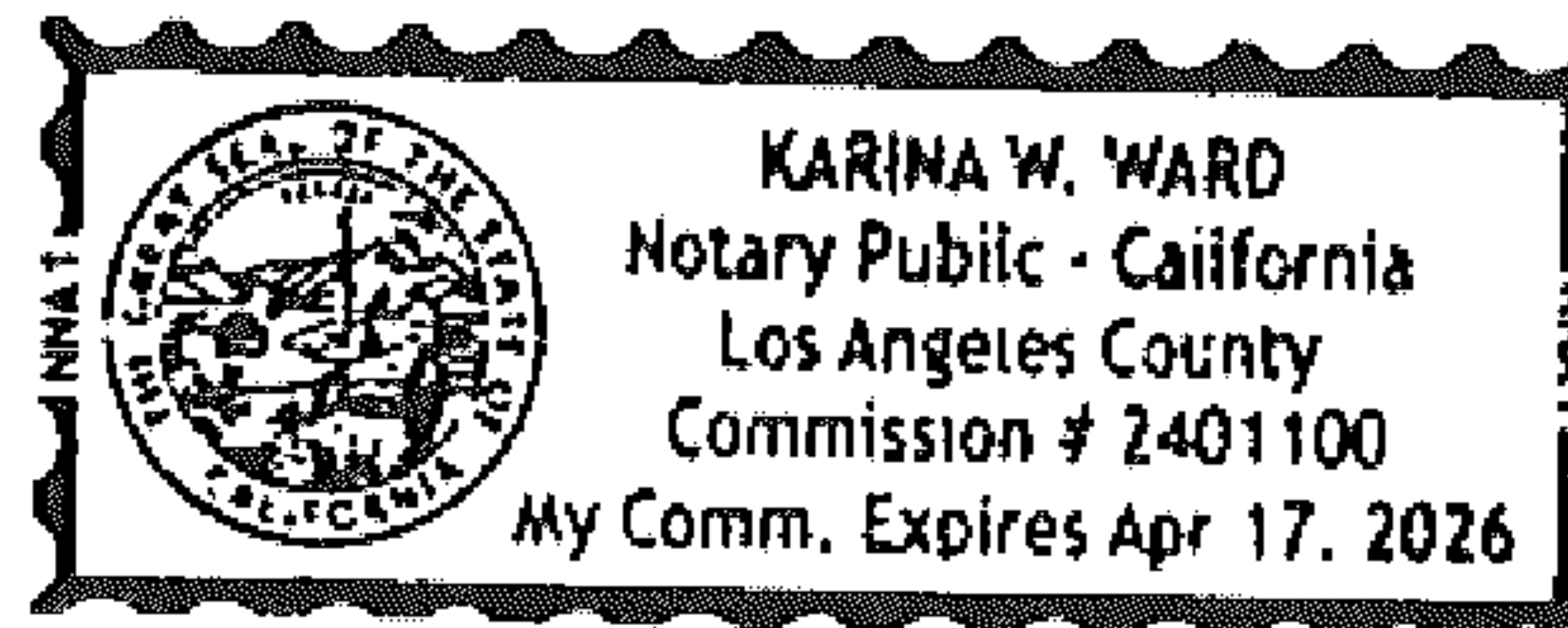


EXHIBIT "A"

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
12/10/2024 12:23:08 PM
\$31.00 JOANN
20241210000379500

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Allen S. Bayl

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