

THIS INSTRUMENT PREPARED BY:

Ashley Morris
2101 E. El Segundo Blvd., Suite 203
El Segundo, California 90245

WHEN RECORDED, RETURN TO:

CV3 Financial Services
2101 E. El Segundo Blvd., Suite 203
El Segundo, California 90245

Loan No. 7880566
Property ID No.: 02 7 36 0 002 016.000

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, and Security Agreement, together with that certain Secured Note in the amount of \$1,065,000.00, each dated November 25, 2024, executed by KC Partners Property Holdings LLC, a Wyoming limited liability company ("Borrower"), in favor of CV3 Financial Services, LLC, a Delaware limited liability company, which was recorded on December 17, 2024, as Instrument Number 20241217000385360 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 1022 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.

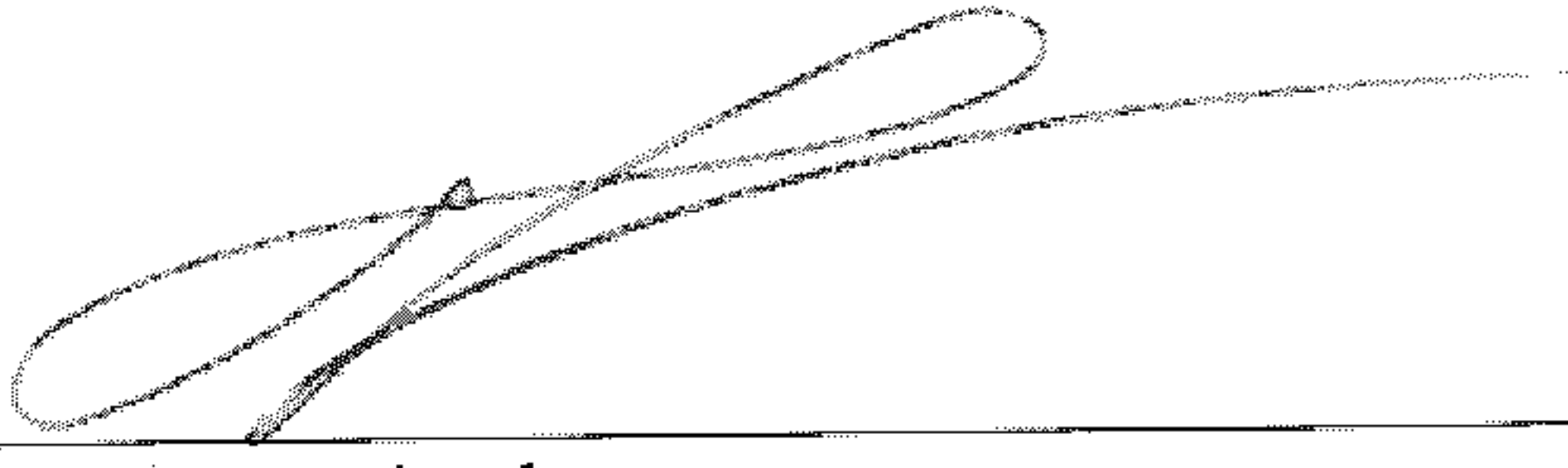
The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by the Mortgage.

[SIGNATURES FOLLOW]

Dated: 12/02/2024

ASSIGNOR:

CV3 Financial Services, LLC, a Delaware Limited Liability Company

By: 

Name: Dilawar Asghar

Title: Manager, Underwriting

[ENTITY]

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)

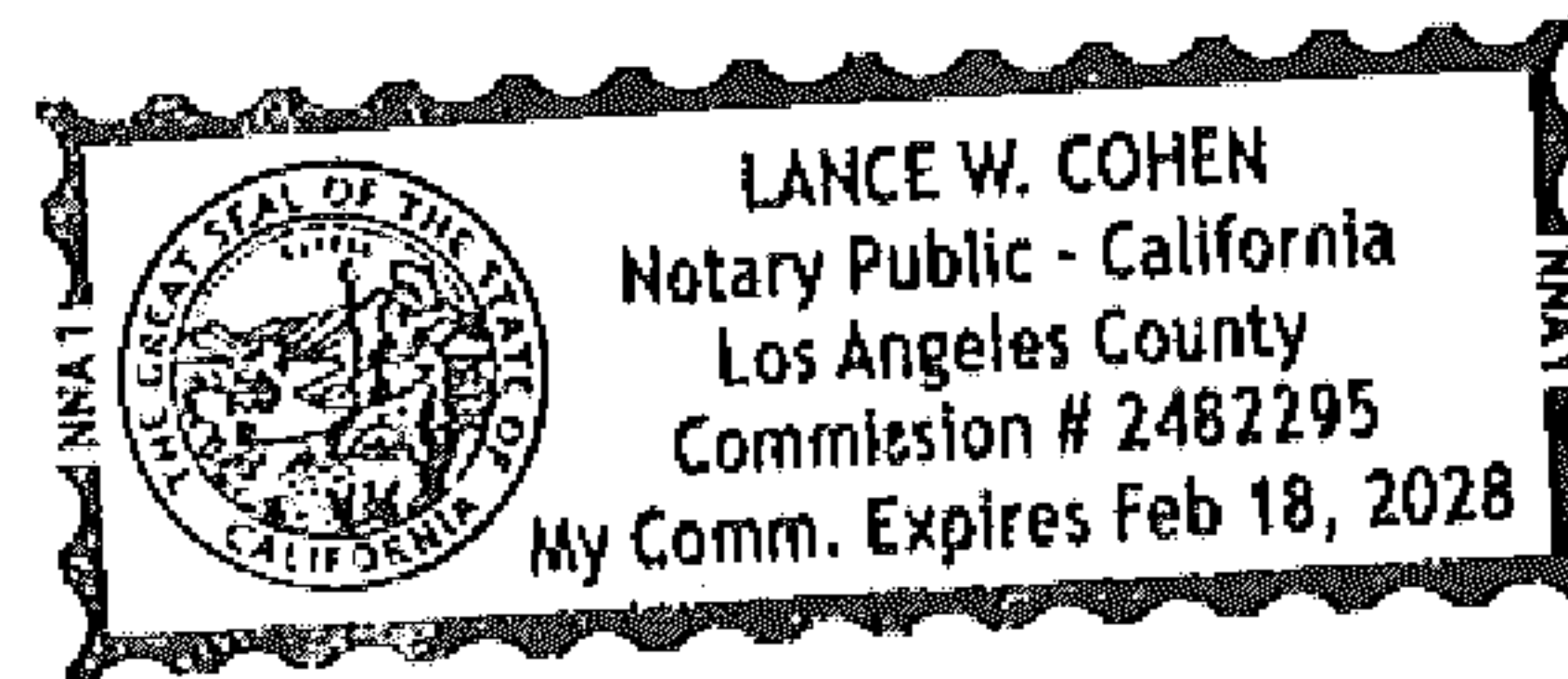
County of: Los Angeles)

The foregoing instrument was acknowledged before me this: December 02nd, 2024, by Dilawar Asghar, Underwriting Manager, on behalf of: CV3 Financial Services, a Delaware, A Limited Liability Corporation.

WITNESS my hand and official seal.

Signature

Lance W. Cohen
Lance W. Cohen, Notary Public



My Commission Expires on February 18, 2014

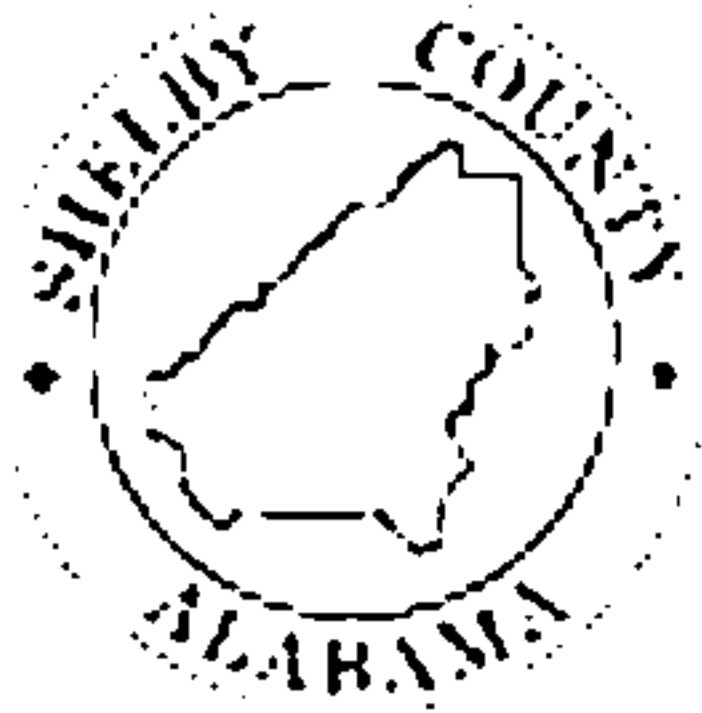
EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 16, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES, GIVIANPOUR ADDITION TO INVERNESS, AS RECORDED IN MAP BOOK 16 PAGE 121 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, ACCESS EASEMENTS AND OTHER EASEMENTS, ALL MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR LAKE HEATHER ESTATES, AS RECORDED IN INSTRUMENT 1992-18226, AS AMENDED BY INSTRUMENT 1992-26078, 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
01/06/2025 08:45:55 AM
\$31.00 PAYGE
20250106000004520

Allen S. Bayl