

Return to:
AMERICAN FINANCIAL NETWORK,
INC., DBA: ORION LENDING
ATTN: FINAL DOCUMENT
DEPARTMENT
10 POINTE DRIVE, SUITE 330
BREA, CA 92821

This document prepared by:
DOCUMENT DEPARTMENT
AMERICAN FINANCIAL NETWORK,
INC., DBA: ORION LENDING
10 POINTE DRIVE, SUITE 330
BREA, CA 92821
(844) 306-7466

ALABAMA ASSIGNMENT OF MORTGAGE

STEWART
Loan #: 26100015900
PIN: 14-8-28-2-006-002.000

STATE OF California

WITNESSETH: For a VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AMERICAN FINANCIAL NETWORK INC DBA: ORION LENDING hereby sells, assigns, transfers, and sets over a certain mortgage, made and executed by ADAM M STEWART AND MARGARET B STEPHENS relating to the property legally described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A" ..

and given to secure payment of SEVENTEEN THOUSAND THREE HUNDRED SIXTY AND 00/100 Dollars (\$17,360.00) from AMERICAN FINANCIAL NETWORK INC DBA: ORION LENDING dated APRIL 26, 2024, of record in Mortgage Fiche * , Frame * , in the Office of the Probate Judge of SHELBY County, Alabama, to NATIONAL HOMEBUYERS FUND, INC., AN INSTRUMENTALITY OF GOVERNMENT SECTION 115 ENTITY, WHOSE ADDRESS IS 1215 K STREET, SUITE 1650, SACRAMENTO, CALIFORNIA 95814, AND ANY SUCCESSOR OR ASSIGNS (hereinafter referred to as "Assignee") together with all its right, title, and interest in and to the land described in said mortgage, with recourse, it being understood that the note secured by said mortgage has been assigned and transferred to said Assignee, this 13th day of January 2025

*Instrument 20240429000123830

Witness Brnel Patterson

Raul A. Esparza

Witness Raul A. Esparza

Assignor: AMERICAN FINANCIAL NETWORK
INC DBA: ORION LENDING

By: Stephanie Ronquillo
Stephanie Ronquillo
VP of Closing and Funding





20250127000024790 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
01/27/2025 10:29:36 AM FILED/CERT

26100015900

The State of _____)
_____ County _____)

I, _____, a Notary public in and for said County in said State,
hereby certify that _____ whose name as
_____ of the **AMERICAN FINANCIAL NETWORK INC DBA: ORION**
LENDING, a **CORPORATION**, 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, they, as such
officer and with full authority, executed the same voluntarily for and as the act of said **CORPORATION**.

Given under my hand this _____ day of _____.

Notary Public

My Commission Expires: _____

See attached





20250127000024790 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

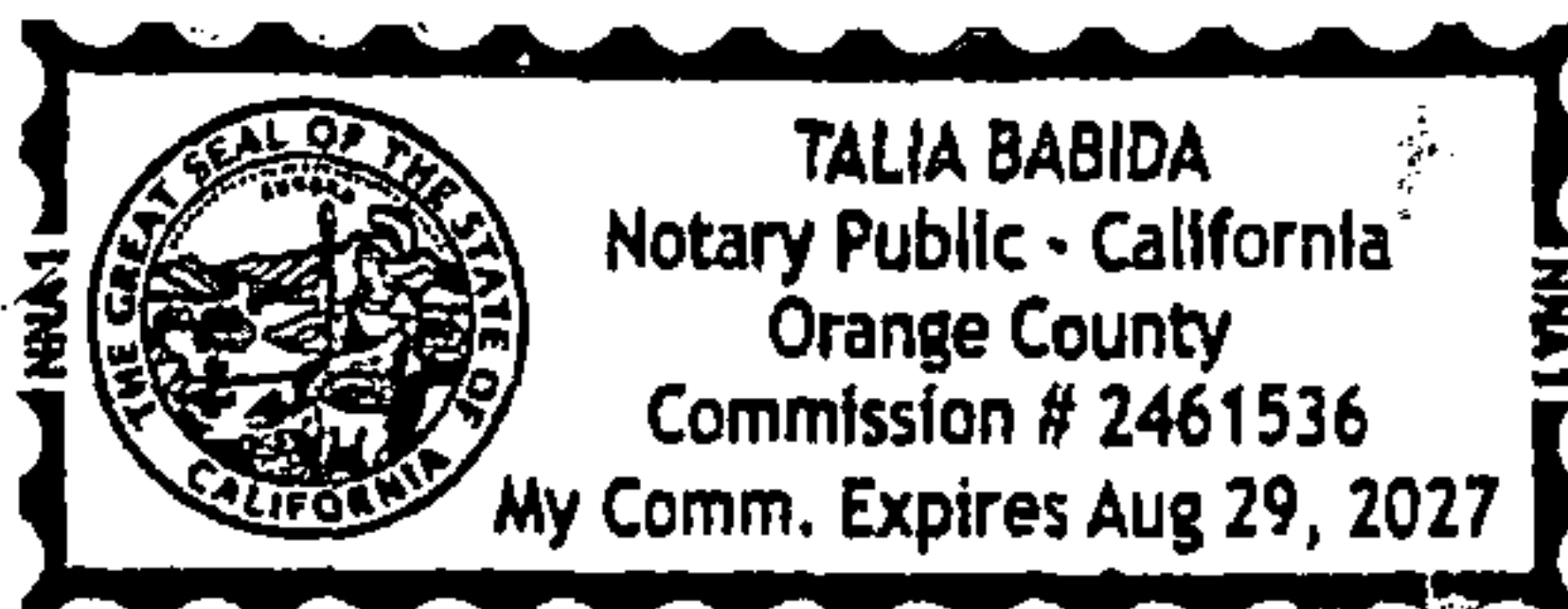
On 1/13/2025 before me, Talia Babida, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Stephanie Ranaquillo
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.



Place Notary Seal and/or Stamp Above

Signature Talia Babida
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



20250127000024790 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 463, according to the Final Plat of Stoneykirk at Ballantrae, Phase III, as recorded in Map Book 53, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.