

This Instrument prepared by &
After recording return to:
Wayne Powers
Foundation Bank
1137 E. Wood St
Paris, Tn 38242

Parcel: 21 4 19 0 000 003.001

Above this line reserved the Official use Only

Assignment of Mortgage and Security Agreement

FOR VALUE RECEIVED Kirkland Financial LLC, of 3000 Business Park Circle, Suite 500, Goodlettsville, TN 37072 (Grantor/Assignor), does hereby grant, sell, assign, transfer and convey unto Foundation Bank, of 1137 E Wood St, Paris, TN 38242, (Grantee/Assignee), its successors and assigns, all its right, title and interest in and to a certain Mortgage and Security Agreement executed by Kenneth Martin, borrower, bearing the date of April 27, 2023 and filed May 2, 2023 as Instrument 20230502000129590 in the office of the probate judge Shelby County, State of Alabama, and Re-Recording on July 12, 2023, as Instrument 20230712000207180. Together with the note (s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage and Security Agreement.

TO HAVE AND TO HOLD the same unto Assignee and unto its successors and assigns forever, subject only to the terms and conditions of the above-described Mortgage and Security Agreement.

Property Commonly Known As: 6230 County Road 26, Columbiana, AL 35051

LEGAL DESCRIPTION: See attached Exhibit "A"

Assignor is the present holder of the above-described Mortgage and Security Agreement



20250211000041320 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/11/2025 09:48:27 AM FILED/CERT

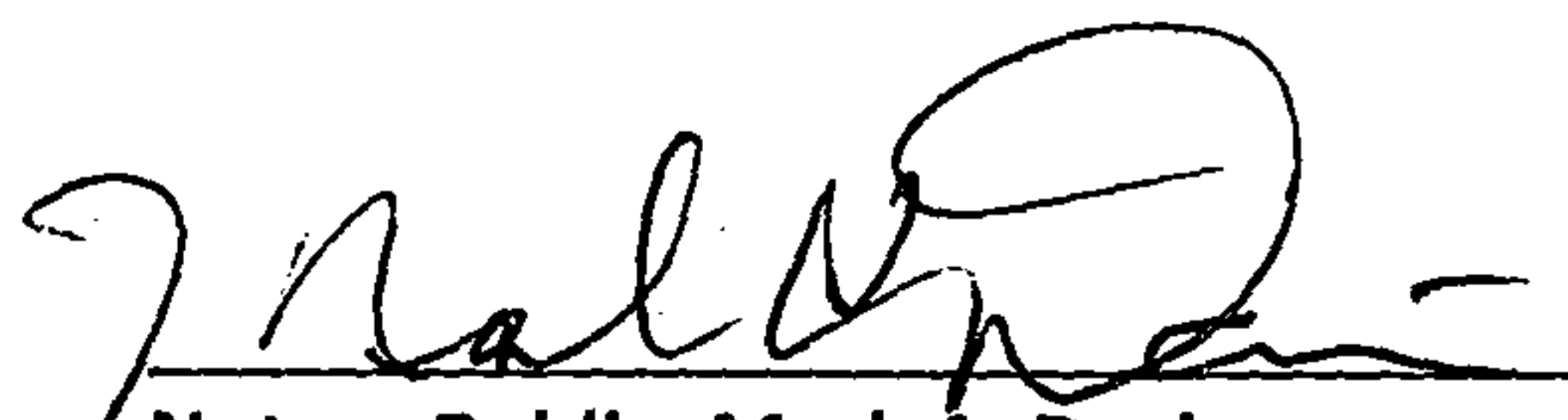
IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment on the 8th day
of January 2025.

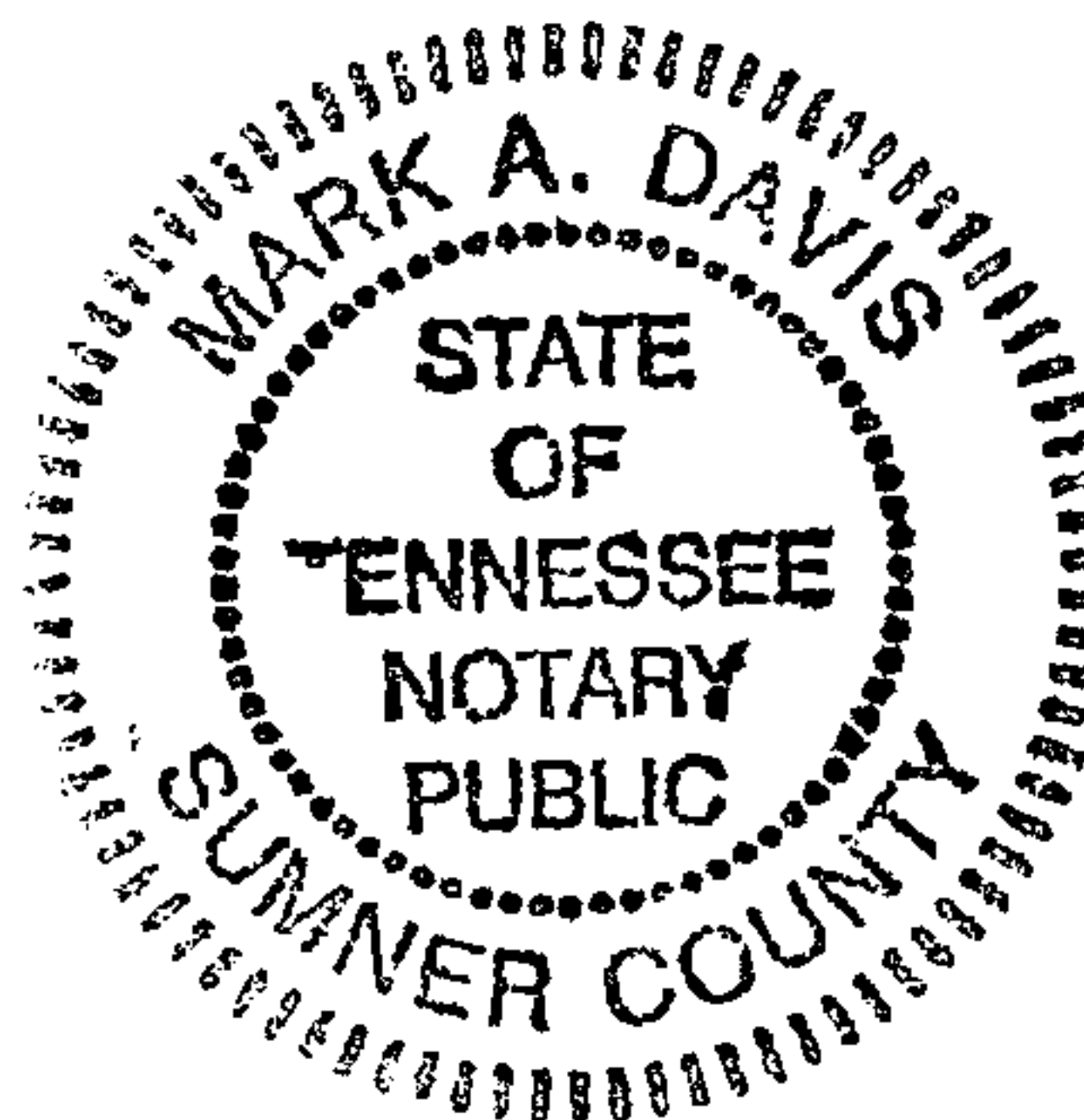

Kirkland Financial LLC
Mason Head, President

State of Tennessee }

County of Sumner }

On this 8th day of January 2025, before me, appeared Mason Head, to me personally known, who being by me duly sworn, did say that he is the President of Kirkland Financial LLC, and that said instrument was signed on behalf of said corporation acknowledges said instrument to be the free act and deed of said corporation.


Notary Public: Mark A. Davis
My Commission Expires: 01/26/2028





20250211000041320 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/11/2025 09:48:27 AM FILED/CERT

Exhibit A
Legal Description

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 86°23'06" West for a distance of 1325.99 feet to the SW corner of said quarter section; thence run North 02°40'01" East for a distance of 1410.59 feet to the NW corner of said quarter section; thence run North 86°51'05" East for a distance of 371.99 feet to a point on the Southerly right of way line of Highway 26 (80' right of way); thence run South 46°39'27" East for a distance of 460.64 feet to the Point of Curvature of a curve to the left, said curve having a radius of 1684.88 feet; thence run Southeasterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15 feet, Chord Bearing=South 53°24'03" East) to a Point of Tangency of said curve; thence run South 58°31'53" East for a distance of 417.47 feet along said Southerly right of way line to a point on the East line of said 1/4-1/4 section; thence run South 00°00'00" West for a distance of 666.81 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 00°00'00" West for a distance of 634.25 feet to a point on the North right of way line of Highway 26 (80' right of way); thence run North 58°31'05" West for a distance of 365.97 feet to the Point of Curvature of a curve to the right, said curve having a radius of 1684.88 feet; thence run Northwesterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15, Chord Bearing=North 53°24'03" West) to a Point of Tangency of said curve; thence run North 46°01'45" West for a distance of 378.09 feet; thence run North 86°51'05" East for a distance of 771.56 feet to the Point of Beginning.