

Prepared By:

Freedom Mortgage Corporation

Michele Rice

11988 Exit 5 Pkwy Bldg 4, Fishers, IN 46037-7939, 855-690-5900

Return To:

APN/Tax ID: 28 3 06 0 014 047.000

Recording Number: 3170140

Loan # 0153267190

VA Case # 022-2260850-506

Space Above This Line For Recording Data

ASSIGNMENT OF MORTGAGE

Assignment Date: 12/24/24

ASSIGNOR: Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Freedom Mortgage Corporation, Its Successors and Assigns, a Delaware Corporation, located at 11819 Miami St., Suite 100, Omaha, NE 68164 and a mailing address of P.O. BOX 2026, FLINT, MI 48501-2026 (tel.) 888-679-MERS (Grantor)

ASSIGNEE: The Secretary of Veterans Affairs, an Officer of the United States, whose address is 3401 West End Avenue, Nashville, TN 37203 (Grantee)

EXECUTED BY: Dwight Victor Dunning Jr. and Katina A. Dunning, husband and wife (Original Mortgagor/Trustor/Borrower)

IN FAVOR OF: Mortgage Electronic Registration Systems, Inc., as Mortgagee, Its Successors and Assigns (Original Mortgagee/Beneficiary)

DATED: 12/19/2023

ORIGINAL AMOUNT: \$333,417.00

RECORDED: 12/21/2023 in Book/Volume/Liber _____, at Page/Folio No. _____, and/or as Document/Instrument Number 20231221000366570 in the records of Shelby County, ALABAMA.

PROPERTY ADDRESS: 257 KOSLIN LOOP, CALERA, AL 35040

LEGAL DESCRIPTION: See Exhibit A

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned ASSIGNOR, as the present holder/beneficiary, or the authorized agent thereof, under the above described Mortgage, does hereby assign, transfer, and set over unto ASSIGNEE, without recourse or warranty, all ASSIGNOR's right, title, and interest in, together with all rights accrued or to accrue thereunder, the above described Mortgage. TO HAVE AND TO HOLD said Mortgage, and the said property unto ASSIGNEE forever, subject to the terms contained in said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Assignment to be executed on the date set forth above.

Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Freedom Mortgage Corporation, its Successors and Assigns

By: Kavita Singh

Name: Kavita Singh

Title: Assistant Secretary

STATE OF Indiana COUNTY OF Hamilton

On the 24 day of December in the year 2024 before me, the undersigned, Notary Public in and for said State, personally appeared Kavita Singh, of Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Freedom Mortgage Corporation, its Successors and Assigns, personally known to me (or 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 or entity upon behalf of which the person or entity acted, executed the instrument.

WITNESS my hand and official seal.

Siedah Franklin
(Signature)

Notary Public: Siedah Franklin
(Printed Name)

My commission expires: 01-12-2029
(Please ensure seal does not overlap any language or print)



(Notary Public Seal)

The Secretary of Veterans Affairs, an Officer of the United States

By: Vendor Resource Management, Inc., a Texas Corporation

By: 

Name: Jacob Bass

Title: AVP

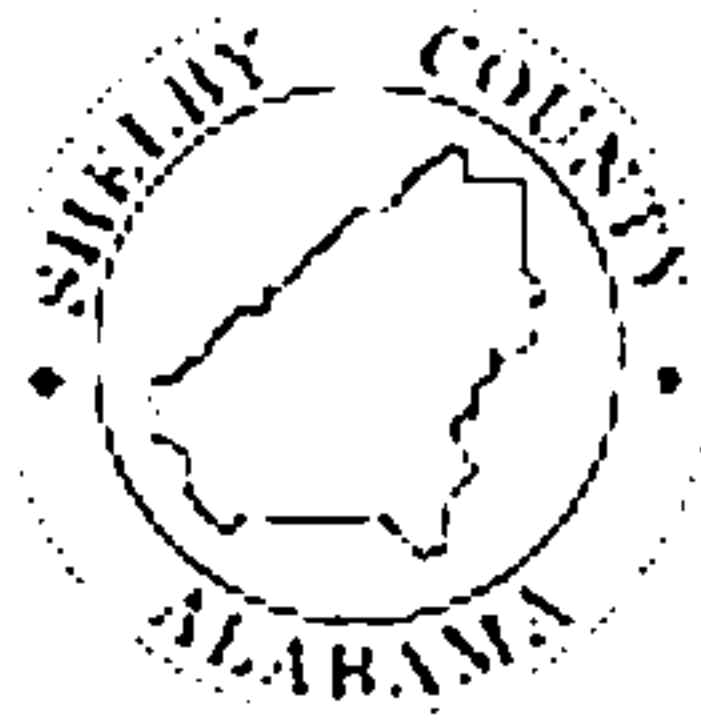
(Pursuant to a delegation of authority contained in 38 C.F.R.36.4345(e))

EXHIBIT A

Situated in the County of Shelby, State of Alabama:

Lot 5, according to the AMENDED FINAL PLAT OF KOSLIN FARMS PHASE 1, as recorded in Map Book 56, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from D.R. Horton, Inc. - Birmingham to Katina A. Dunning and Dwight Victor Dunning, Jr., as joint tenants, with right of survivorship as set forth in Deed Instrument #20231221000366560 dated 12/19/2023, recorded 12/21/2023, Shelby County, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2025 11:10:24 AM
\$33.00 JOANN
20250328000093170

Allen S. Bayl