

This Assignment of Security Instrument was prepared by,  
and after recording return to:

Trevor J. Cardo, Esq.  
Ballard Spahr LLP  
1909 K Street, NW, 12th Floor  
Washington, D.C. 20006-1157

#### ASSIGNMENT OF SECURITY INSTRUMENT

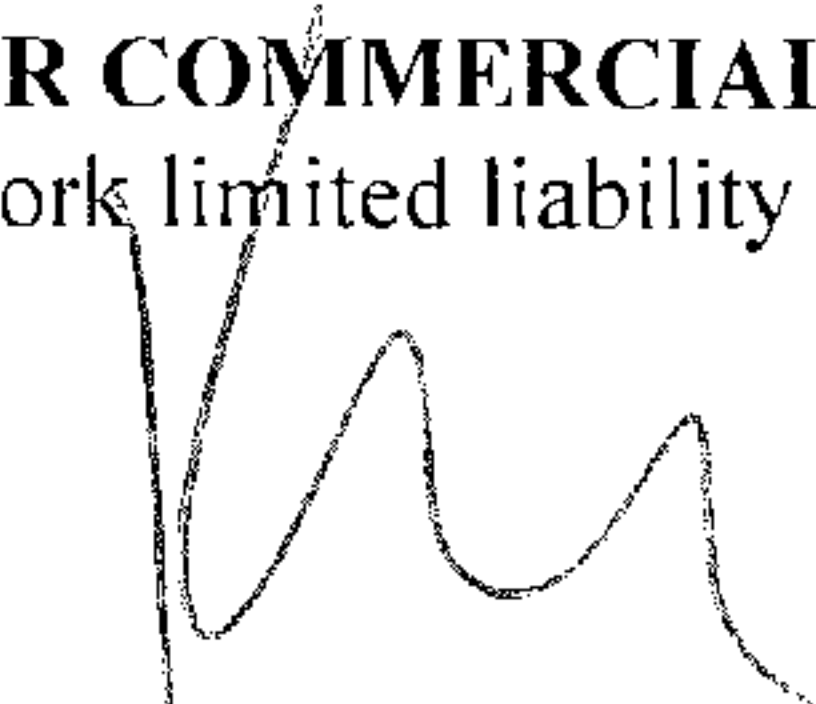
FOR VALUABLE CONSIDERATION, as of June 18, 2025, **ARBOR COMMERCIAL FUNDING I, LLC**, a limited liability company organized and existing under the laws of New York (the “**Assignor**”), having its principal office at 333 Earle Ovington Boulevard, Suite 900, Uniondale, New York 11553, hereby assigns, grants, sells and transfers to **FANNIE MAE**, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States (the “**Assignee**”) having its principal place of business at 1100 15th Street NW, Washington, DC 20005, and the Assignee’s successors, transferees and assigns forever, all of the right, title and interest of the Assignor in and to the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of June 18, 2025, entered into by **FOX VALLEY LLC**, a limited liability company organized and existing under the laws of Alabama (“**Borrower**”) for the benefit of the Assignor, securing an indebtedness of the Borrower to the Assignor in the principal amount of \$3,190,000.00, and recorded in the land records of Shelby County, Alabama prior to and concurrently herewith (the “**Security Instrument**”), which indebtedness is secured by the property described in Exhibit A, attached to this Assignment of Security Instrument (the “**Assignment**”) and incorporated into it by this reference.

Together with the note or other obligation described in the Security Instrument and all obligations secured by the Security Instrument now or in the future.

IN WITNESS WHEREOF, the Assignor has executed this Assignment this to be effective as of the date of the Security Instrument.

**ASSIGNOR:**

**ARBOR COMMERCIAL FUNDING I, LLC**, a  
New York limited liability company

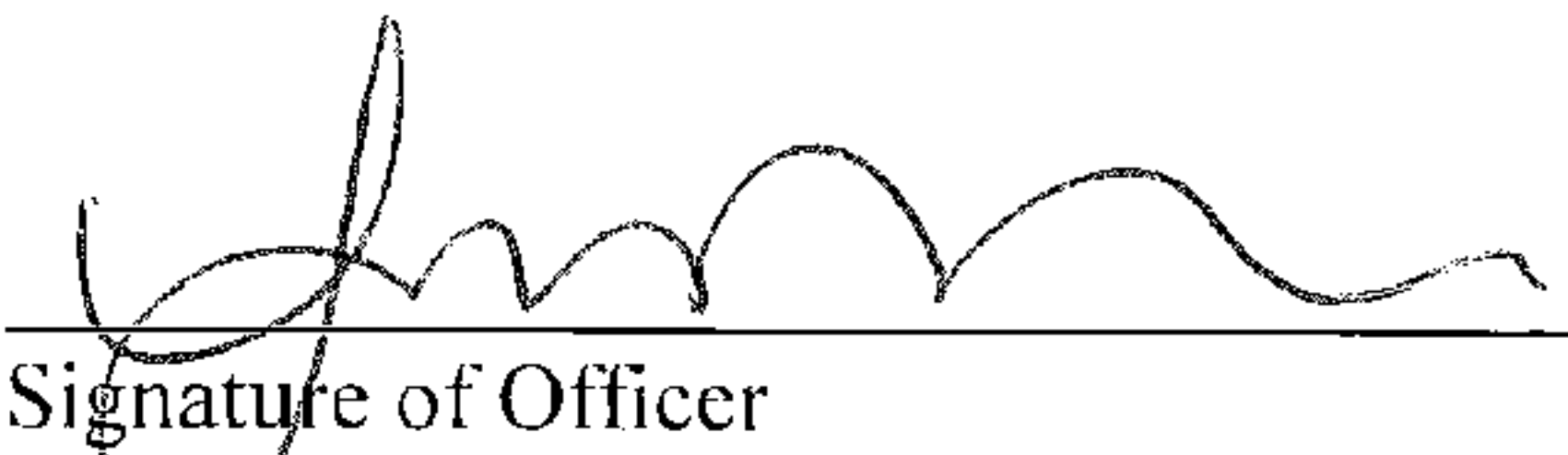
By:  (SEAL)  
Karen Sountas  
Vice President, Closing

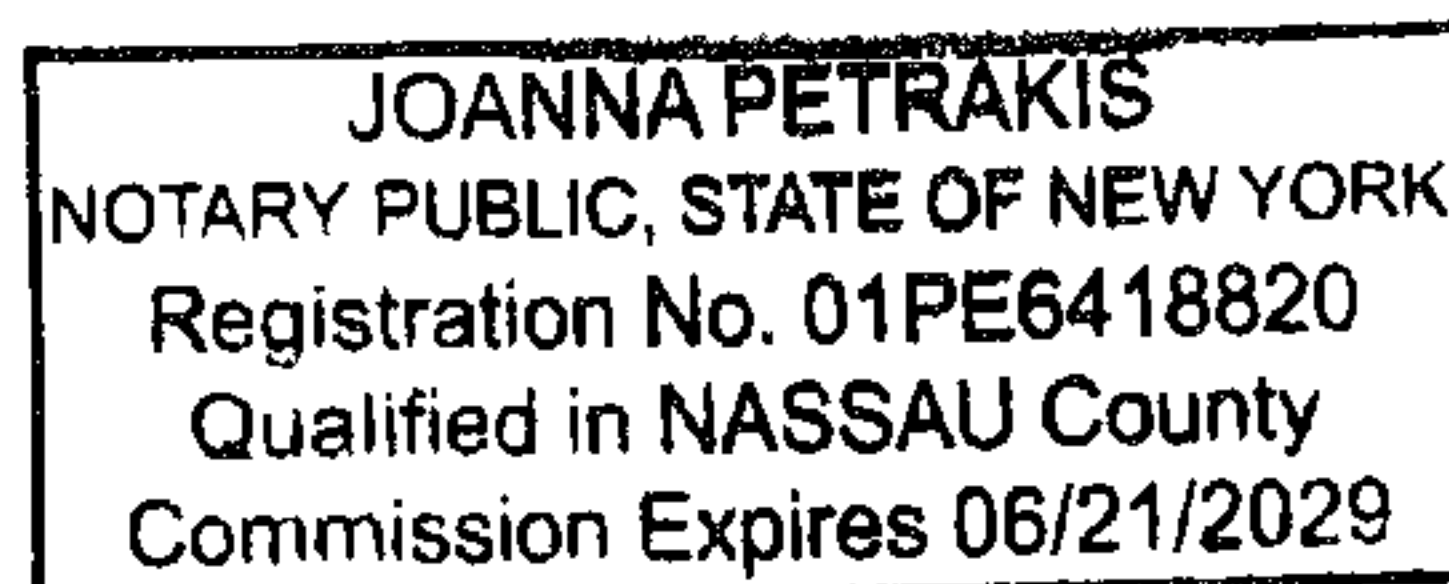
**ACKNOWLEDGMENT**

STATE OF New York )  
 ) : ss  
COUNTY OF Nassau )

On this, the 16th day of June, 2025, before me, Joanna Petrakis the undersigned officer, personally appeared KAREN SOUNTAS, who acknowledged himself/herself to be the Vice President, Closing of **ARBOR COMMERCIAL FUNDING I, LLC**, a New York limited liability company, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself/herself as Karen Sountas, VP Closing

In witness whereof, I have hereunto set my hand and official seals.

  
Signature of Officer  
Notary Public  
Title of Officer



**EXHIBIT A****DESCRIPTION OF THE PROPERTY**

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama; thence in a northerly direction along the east boundary of said Section 33, for 868.84 feet to intersection with the north right-of-way of a Public Road (Highway 44), said intersection being the point of beginning; thence continue in a northerly direction along said east boundary 1075.00 feet; thence turn an angle of 90 degrees 00 minutes to the left in a westerly direction 772.04 feet; thence turn an angle of 90 degrees 00 minutes to the left in a southerly direction 759.43 feet; thence turn an angle of 86 degrees 31 minutes to the left in a southeasterly direction 223.20 feet; thence turn an angle of 86 degrees 31 minutes to the right in a southerly direction 273.44 feet to intersection with said north right-of-way; thence turn an angle of 86 degrees 00 minutes in a southeasterly direction along said right-of-way 304.90 feet to the point of beginning of a curve tangent to last mentioned course, said curve turning to the left and having a radius of 2824.79 feet; thence in a southeasterly direction and thence in an easterly direction along said curve, which is along said right-of-way, 235.10 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of W. M. Varnon, Professional Land Surveyor, dated March 25, 1994.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
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*Allen S. Bayl*