

ASSIGNMENT OF MORTGAGE

STATE OF ALABAMA  
COUNTY OF SHELBY

For valuable consideration the receipt whereof is hereby acknowledged, the undersigned, **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Magnolia Bank, Inc. and Assigns**, does hereby transfer, convey and assign to VILLAGE CAPITAL & INVESTMENT, LLC that certain mortgage dated **June 15, 2023** and executed by **Caesar L. Moss and Debra K. Moss**, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for **Magnolia Bank, Inc. and Assigns**, and recorded in **Instrument #20230829000260180**, in the Office of the Judge of Probate of **Shelby County, Alabama**, together with the property therein described. Property address: **5152 Kirkwall Ln, Birmingham, AL 35242**

Dated as of this the 3rd day of March, 2026.

**Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Village Capital & Investment LLC and Assigns**

By:   
Name: John Timpson  
Title: Assistant Secretary

ACKNOWLEDGMENT

State of Nevada  
County of Clark

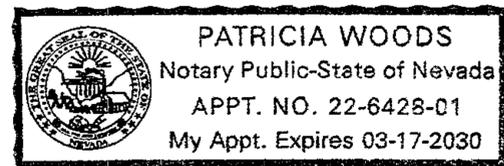
On 3/3/2026 before me, Patricia Woods, Notary Public

Personally appeared John Timpson 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 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature Patricia Woods (Seal)



MERS:  
P. O. Box 2026  
Flint, MI 48501-2026  
(888)679-MERS  
MIN # 1008182-3051207529-5

Assignee:  
2460 Paseo Verde Parkway Suite 110  
Henderson, NV 89074

This instrument was prepared by:  
William S. McFadden, Attorney  
McFadden, Rouse & Bender, LLC  
718 Downtowner Blvd.  
Mobile, AL 36609  
(251) 342-9172



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/11/2026 12:02:02 PM  
\$24.00 JOANN  
20260311000071300

William S. McFadden