


THIS INSTRUMENT PREPARED BY:

Central State Bank
11025 Highway 25
Calera, AL 35040-0000

AFTER RECORDING RETURN TO:

Central State Bank
PO Box 180
Calera, AL 35040-0000


20171113000409250 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
11/13/2017 12:16:58 PM FILED/CERT

(Space Above This Line For Recording Data)

LOAN NUMBER: 2004396

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS ("Assignment") is made on October 18, 2017, between RETTA J. HOOD, a married woman, whose address is 81 OLD BUTTERMILK RD NO. 1, MONTEVALLO, Alabama 35115, and LYNN A HOOD, a married man, whose address is 81 OLD BUTTERMILK RD NO. 1, MONTEVALLO, Alabama 35115 ("Assignor") and Central State Bank whose address is P.O. BOX 180, Calera, Alabama 35040 ("Assignee"), which is organized and existing under the laws of the State of Alabama. Assignor, in consideration of loans extended by Assignee up to a maximum principal amount of One Hundred Fifty-five Thousand and 00/100 Dollars (\$155,000.00) and for other valuable consideration, the receipt of which is acknowledged, hereby grants, transfers, assigns and sets over to Assignee all right, title and interest in and to all rents, issues, profits and privileges (now due or which may hereafter become due) of the following described real property:

Address: 211 Hwy 221, MONTEVALLO, Alabama 35115
Legal Description: See Legal Description-NON HOMESTEAD

("Property") which secures the following:

- Loan with a principal amount of \$155,000.00

Assignor further grants all leases now or hereafter existing on all or any part of the Property, whether written or oral, or any letting or any agreement for the use of occupancy of any part of the Property which may have been or which may hereafter be made or agreed to between Assignor and any other present, prior, or subsequent owner of the Property, or any interest therein, or which may be made or agreed to by Assignee, its successors or assigns, under the powers herein granted, and any tenant or occupant of all or any part of the Property (collectively, the "Leases" and each, a "Lease").

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, prior deeds to secure debt, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Assignment whether now or hereafter existing, including any modifications, extensions, substitutions or renewals of any of the foregoing. The Related Documents are hereby made a part of this Assignment by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Assignment secures the principal amount shown above as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from ARJENNA' PARABASIC TRANSPORT, LLC. to Central State Bank, howsoever created or arising, whether primary, secondary or contingent, together with any interest or charges provided in or arising out of such indebtedness, as well as the agreements and covenants of this Assignment and all Related Documents (hereinafter all referred to as the "Indebtedness").

AMENDMENT OR MODIFICATION OF LEASES. With respect to any Leases executed upon the Property after the creation of this Assignment and so long as the Indebtedness remains unpaid, Assignor shall not, without the written consent of Assignee: (a) cancel any Leases; (b) accept the surrender of any Leases; (c) modify or alter any Leases in any way, either orally or in writing; (d) reduce the rental set forth in any Leases; (e) consent to the assignment of any lessee's interest under any Leases, or to any subletting thereunder; or (f) make any other assignment, pledge, encumbrance, or any other disposition of any Leases, or of the rents, issues and profits derived from the use of the Property. Any of the above acts, if done without the written consent of Assignee, shall be null and void, and shall constitute a default under the Assignment and the Related Documents.

REPRESENTATIONS OF ASSIGNOR. Assignor hereby represents: (a) there are currently no leases, subleases or agreements to lease or sublease all of or any part of the Property other than any existing leases, subleases or agreements to lease or sublease all of or any part of the Property, which Assignor has disclosed in writing to Assignee; (b) the Leases are valid and enforceable and no default exists under the Leases; (c) Assignor is entitled to receive all the rents, issues and profits and to enjoy all the rents and benefits mentioned herein and assigned hereby; (d) said rents, issues and profits have not been sold, assigned, transferred or set over by any instrument now in force and shall not at any time during the life of this Assignment be sold, assigned, transferred or set over by Assignor, or any other person taking under or through Assignor except as pursuant to this Assignment; and (e)



Assignor has the sole right to sell, assign, transfer, and set over the same and to grant and confer upon Assignee the rights, interests, powers, and authorities herein granted and conferred.

COLLECTION OF RENTS. Provided no Event of Default exists under the Indebtedness or any of the Related Documents, Assignee agrees not to demand from any lessor or lessee under the Leases or from any other persons liable therefor, any of the rents, issues or profits hereby assigned, but shall permit Assignor to collect all such rents, issues and profits from the Property and the Leases, so long as not collected more than one (1) month in advance of their due date.

EVENTS OF DEFAULT. The following events shall constitute default under this Assignment (each an "Event of Default"):

- (a) Failure to make required payments when due under Indebtedness;
- (b) Failure to perform or keep any of the covenants of this Assignment or a default under any of the Related Documents;
- (c) The making of any oral or written statement or assertion to Assignee that is false or misleading in any material respect by Assignor or any person obligated on the Indebtedness;
- (d) The death, dissolution, insolvency, bankruptcy or receivership proceeding of Assignor or of any person or entity obligated on the Indebtedness;
- (e) Any assignment by Assignor for the benefit of Assignor's creditors;
- (f) A material adverse change occurs in the financial condition, ownership or management of Borrower or any person obligated on the Indebtedness; or
- (g) Assignee deems itself insecure for any reason whatsoever.

REMEDIES. Upon the occurrence of an Event of Default under this Assignment, the Indebtedness or the Related Documents, Assignee may declare all sums secured hereby immediately due and payable and may, at Assignee's option, without notice, either in Assignee's person or by agent and with or without bringing any action or proceeding, or by any receiver appointed by the court, enter upon, take possession of, and manage and operate the Property, and each and every part thereof, and in connection therewith, Assignee may make, enforce, and modify any of the Leases; fix or modify rents; repair, maintain and improve the Property; employ contractors, subcontractors, and workmen in and about the Property; obtain and evict tenants; in its own name, sue for and otherwise collect or reserve any and all rents, issues and profits, including those past due and unpaid; employ leasing agents, managing agents, attorneys and accountants in connection with the enforcement of Assignee's rights hereunder and pay the reasonable fees and expenses thereof; and otherwise do and perform any and all acts which Assignee may deem necessary and appropriate in and about the Property for the protection thereof and of Assignee's rights hereunder and under the Related Documents, and any and all amounts expended by Assignee in connection with the foregoing shall constitute additional Indebtedness secured hereby to the extent permitted by law. Assignee shall apply any moneys collected, as aforesaid, less costs and expenses incurred, upon any Indebtedness secured hereby in such order and manner as Assignee may determine and to the extent permitted by law.

NOTICES AND WAIVER OF NOTICE. Unless otherwise required by applicable law, any notice or demand given by Assignee to any party is considered effective when: (i) it is deposited in the United States Mail with the appropriate postage; (ii) when it is sent via electronic mail; (iii) when it is sent via facsimile; (iv) when it is deposited with a nationally recognized overnight courier service; (v) on the day of personal delivery; or (vi) any other commercially reasonable means addressed to the party given at the beginning of this Assignment unless an alternative address has been provided to Assignee in writing. To the extent permitted by law, Assignor waives notice of Assignee's acceptance of this Assignment, defenses based on suretyship, any defense arising from any election by Assignee under the United States Bankruptcy Code, Uniform Commercial Code, as enacted in the state where Assignee is located or other applicable law or in equity, demand, notice of acceleration, notice of nonpayment, presentment, protest, notice of dishonor and any other notice.

TO THE EXTENT PERMITTED BY LAW, ASSIGNOR WAIVES ANY RIGHT TO NOTICE, OTHER THAN THE NOTICE PROVIDED ABOVE, AND WAIVES ANY RIGHT TO ANY HEARING, JUDICIAL OR OTHERWISE, PRIOR TO THE ASSIGNEE EXERCISING ITS RIGHTS UNDER THIS ASSIGNMENT.

PAYMENT OF RENTS TO ASSIGNEE. All tenants or occupants of any part of the Property (including without limitation, all persons claiming any interest as lessor or lessee under any Leases) are hereby authorized to recognize the claims and demands of Assignee without investigation as to the reason for any action taken by Assignee or the validity of the amount of indebtedness owing to or the existence of any default hereunder or under the Related Documents, or the application of payments made by Assignee, of any amounts to be paid to Assignee. Assignee's sole signature shall be sufficient for the exercise of any right under this Assignment and Assignee's sole receipt given for any sums received shall be a full discharge and release therefor to any such tenant or occupant of the Property. Checks for all or any part of the rental collected under this Assignment shall be made to the exclusive order of Assignee.

ASSIGNABILITY. Assignee may assign or otherwise transfer this Assignment or any of Assignee's rights under this Assignment without notice to Assignor. Assignor may not assign this Assignment or any part of the Assignment without the express written consent of Assignee.

ASSIGNEE'S RIGHTS AND REMEDIES. The rights and remedies of the Assignee under this Assignment are cumulative, and are not in lieu of, but are in addition to all other rights and remedies which Assignee has under this Assignment and the Related Documents.

SUCCESSORS AND ASSIGNS. All covenants and agreements contained in this Assignment shall bind, and the rights hereunder shall inure to the respective successors and assigns of the Assignor and the Assignee.

ENTIRE AGREEMENT; MODIFICATIONS; SEVERABILITY. This Assignment shall constitute the entire agreement between Assignee and Assignor. Any modification of this Assignment shall be binding only if placed in writing and signed by the Assignee and Assignor. The invalidity of any provision of this Assignment shall not affect the validity of any other provision.

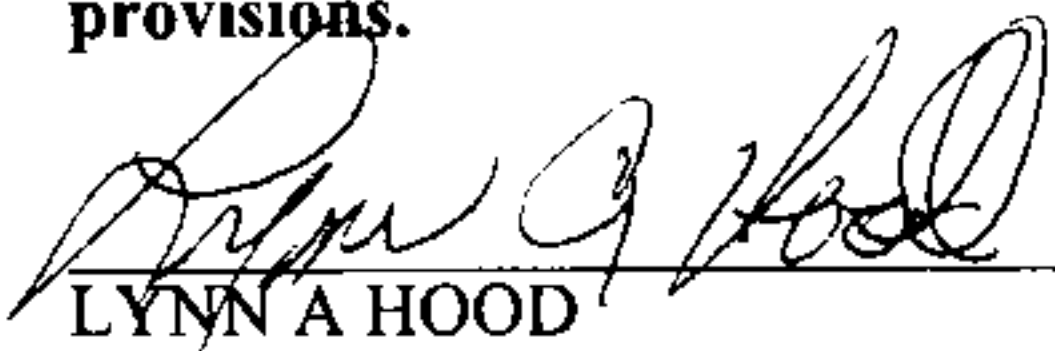


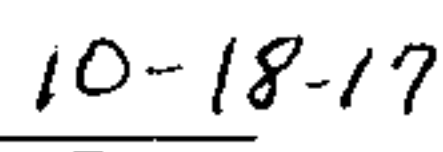
PARAGRAPH HEADINGS; SINGULAR AND PLURAL TERMS. The titles to the paragraphs of this Assignment are solely for the convenience of the parties and shall not be used to interpret this Assignment. Whenever used, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

ATTORNEYS' FEES AND OTHER COSTS. Assignor agrees to pay all of Lender's costs and expenses incurred in connection with the enforcement of this Assignment, including without limitation, reasonable attorneys' fees, to the extent permitted by law.

GOVERNING LAW. This Assignment will be governed by the laws of the State of Alabama including all proceedings arising from this Assignment.

ORAL AGREEMENTS DISCLAIMER. This Assignment represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing this Assignment, Assignor acknowledges reading, understanding, and agreeing to all its provisions.

			
LYNN A HOOD	Date	RETТА J. HOOD	Date
Individually		Individually	

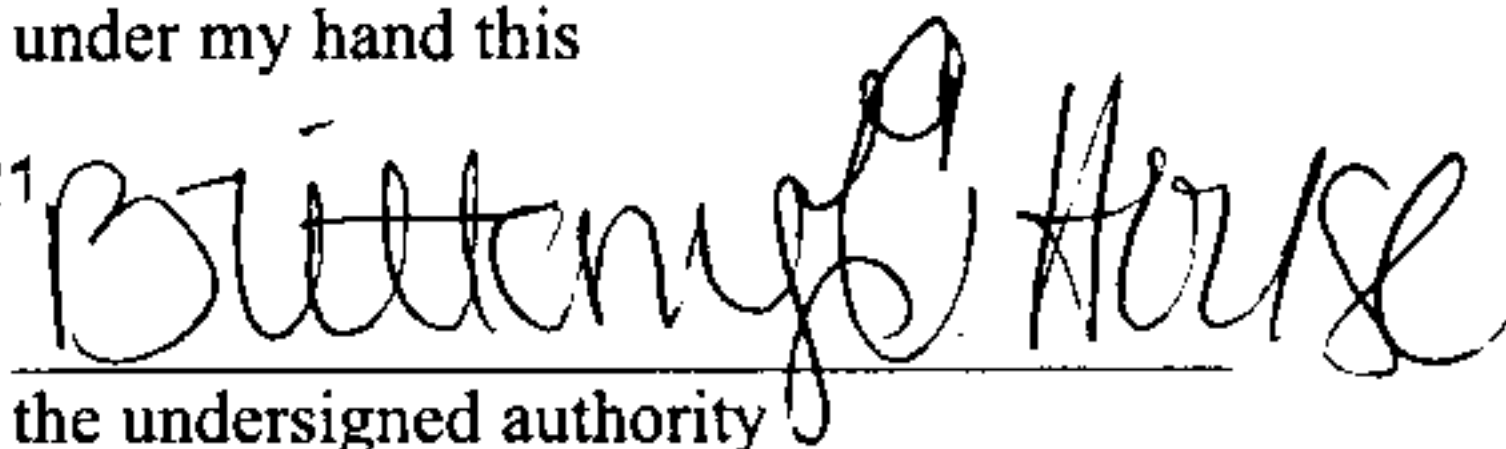
INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)


I, the undersigned authority, a Notary Public, do hereby certify that RETТА J. HOOD, a married woman, and LYNN A HOOD, a married man, whose names are signed to the foregoing and who are known to me, acknowledged before me on this day that, being informed of the contents of the Assignment, they executed the same, voluntarily, on the day the same bears date. Given under my hand this

My Commission Expires October 3, 2021

My commission expires:


the undersigned authority
Notary Public
Identification Number

(Official Seal)


20171113000409250 3/5 \$27.00
Shelby Cnty Judge of Probate: AL
11/13/2017 12:16:58 PM FILED/CERT

PARCEL I:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West; thence run North along said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 215.00 feet; thence turn an angle of 93 degrees 23 minutes 33 seconds right and run a distance of 69.68 feet to the point of beginning; thence continue along last described course a distance of 210.02 feet; thence turn an angle of 90 degrees 31 minutes 33 seconds left and run a distance of 133.74 feet; thence turn an angle of 84 degrees 35 minutes 26 seconds left and run a distance of 173.35 feet; thence turn an angle of 81 degrees 13 minutes 47 seconds left to the chord of a curve to the right and run a distance of 152.81 feet along said chord to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

That certain parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

That certain tract of land described as commencing at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, and run thence East along the South boundary line of said forty acres 350 feet to the point of beginning; thence run North 460 feet to a point 60 feet South of the centerline of the railroad spur to the Little Gem Coal Company's mine; run thence East 370 feet; run thence South 460 feet to the South line of said forty acres; run thence West along the South line of said forty acres 370 feet to the point of beginning.

PARCEL III:

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 01 degrees 11 minutes 50 seconds East, a distance of 41.12 feet; thence South 84 degrees 53 minutes 37 seconds East, a distance of 350.23 feet; thence North 01 degrees 14 minutes 45 seconds East a distance of 451.90 feet; thence North 85 degrees 23 minutes 10 seconds West a distance of 24.41 feet to the point of beginning; thence North 07 degrees 07 minutes 01 seconds East, a distance of 74.85 feet to a point on the southerly right of way line of Shelby County Highway 221 (60-foot right of way) said point also being the beginning of a curve to the right, having a radius of 680.00 feet, a central angle of 10 degrees 48 minutes 10 seconds and subtended by a chord which bears North 57 degrees 14 minutes 19 seconds West and a chord distance of 128.02 feet; thence along the arc of said curve and said right of way line, a distance of 128.21 feet; thence North 51 degrees 50 minutes 14 seconds West along said right of way line, a distance of 67.96 feet to the beginning of a curve to the left, having a radius of 1570.00 feet, a central angle of 06 degrees 33 minutes 22 seconds and subtended by a chord which bears North 55 degrees 06 minutes 55 seconds West and a chord distance of 179.55 feet; thence along the arc of said curve and said right of way line, a distance of 179.65 feet to the beginning of a curve to the left, situated on



20171113000409250 4/5 \$27.00
Shelby Cnty Judge of Probate, AL
11/13/2017 12:16:58 PM FILED/CERT


the easterly right of way line of Old Buttermilk Road (30-foot right of way), having a radius of 685.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and subtended by a chord which bears South 17 degrees 31 minutes 33 seconds East and a chord distance of 74.48 feet; thence along the arc of said curve, leaving said Highway 221 and along said Old Buttermilk Road, a distance of 74.52 feet; thence South 20 degrees 38 minutes 32 seconds East and along said right of way line, a distance of 155.58 feet to the beginning of a curve to the right, having a radius of 290.00 feet, a central angle of 11 degrees 15 minutes 27 seconds and subtended by a chord which bears South 15 degrees 26 minutes 46 seconds East and a chord distance of 56.89 feet; thence along the arc of said curve and said right of way line, a distance of 56.98 feet; thence South 85 degrees 23 minutes 10 seconds East and leaving said right of way line a distance of 207.33 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated April 21, 2009.

ALSO:

Commence at the SW corner of above said 1/4-1/4; thence North 01 degree 11 minutes 50 seconds East, a distance of 41.12 feet; thence South 84 degrees 53 minutes 37 seconds East, a distance of 100.09 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 250.14; thence North 01 degree 14 minutes 45 seconds East, a distance of 451.90 feet; thence North 85 degrees 23 minutes 10 seconds West, a distance of 231.75 feet to a point on the easterly R.O.W. line of Old Buttermilk Road, 30' R.O.W. said point also being the beginning of a curve to the right, having a radius of 290.00 a central angle of 23 degrees 35 minutes 18 seconds and subtended by a chord which bears South 01 degree 59 minutes 55 seconds West, and a chord distance of 118.55 feet; thence along the arc of said curve and along said R.O.W. line, a distance of 119.39 feet; thence South 13 degrees 14 minutes 29 seconds West and along said R.O.W. line, a distance of 7.93 feet; thence South 80 degrees 36 minutes 03 seconds East and leaving said R.O.W. line, a distance of 173.01 feet; thence South 04 degrees 07 minutes 19 seconds West, a distance of 133.84 feet; thence North 85 degrees 25 minutes 01 minute West, a distance of 179.87 feet; thence South 01 degree 14 minutes 45 seconds West, a distance of 174.63 feet to the POINT OF BEGINNING.

PARCEL IV:

COM INT S CO RD 221 & E ROW OLD BUTTERMILK RD SEL Y345 A LG CO RD 221 TO POB CONT 407 (S) ALG SD ROW S65 W 315 N60 W 82 N 60 W 82 N TO POB.


20171113000409250 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
11/13/2017 12:16:58 PM FILED/CERT