



#62275  
142

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This instrument prepared by,  
and after recordation should  
be returned to:

Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

This Assignment of Leases is for additional security to secure the Fixed Note and the Revolving Note which are also secured by the Mortgage and Security Agreement recorded concurrently herewith.

### ASSIGNMENT OF LEASES, RENTS AND PROFITS

This Assignment made as of the 31st day of July, 1990, by Southlake Properties, an Alabama general partnership, whose address is P. O. Box 19728, Birmingham, Alabama 35219 ("Assignor") to First Commercial Bank, a state banking corporation ("Assignee").

### WITNESSETH:

WHEREAS, Assignor has executed and delivered to Assignee a Fixed Note in the principal sum of Six Million and No/100 Dollars (\$6,000,000.00) of even date herewith and a Revolving Note in the principal sum of Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) of even date herewith (hereinafter, together with all amendments thereto and any extensions, renewals, modifications, substitutions and/or increases thereof, collectively called the "Notes") and, as security for the payment of the Notes, Assignor has executed and delivered to Assignee a Mortgage and Security Agreement (hereinafter, together with all amendments thereto and modifications thereof, called the "Mortgage") of even date herewith covering certain real property located in Shelby County, State of Alabama, and more particularly described in Exhibit A which is attached hereto and incorporated by reference herein, together with all buildings, improvements and other property more particularly described in the Mortgage, and all fixtures, furnishings, machinery, equipment and other tangible property now owned or hereafter acquired by Assignor and located on or used in connection with such real property (all of which real and personal properties are hereinafter called the "Mortgaged Property"). This Assignment, the Mortgage, and all other agreements now or hereafter evidencing, governing or securing the loan evidenced by the Notes are hereinafter collectively called the "Security Instruments" and singularly called a "Security Instrument"; and

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*Palahio Title*

WHEREAS, as further security for the Notes, and as additional security to the Mortgage, Assignee has required that Assignor assign to Assignee all of Assignor's right, title and interest in, to and under any and all leases or subleases, whether written or oral (hereinafter collectively referred to as the "Leases" and singularly as a "Lease"), now or hereafter in existence (as amended or supplemented from time to time) and covering space in or applicable to the Mortgaged Property, including without limitation the Leases, if any, listed in Exhibit B, which is attached hereto and Incorporated by reference herein, and Assignor desires and intends by this instrument to assign to Assignee all of Assignor's right, title and interest in, to and under the Leases.

NOW THEREFORE, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to secure the payment of the principal of, and interest on, the Notes, to secure the payment of all other sums, with interest thereon, becoming due and payable to Assignee under the provisions of the Notes and the Security Instruments, and to secure the performance and observance by Assignor of each and every term, covenant, agreement and condition contained in the Notes and in the Security Instruments, Assignor agrees as follows:

1. Granting Clause. Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, all of the right, title and interest of Assignor in, to and under the Leases, together with all rents, earnings, income, profits, benefits, security deposits and advantages arising from the Mortgaged Property and/or from the Leases and all other sums due or to become due under and pursuant thereto and together with any and all guarantees of or under any of the Leases, and together with all rights, powers, privileges, options and other benefits of Assignor as lessor under the Leases, including without limitation the immediate and continuing right to receive and collect all rents, income, revenues, issues, profits, condemnation awards, insurance proceeds, moneys and security payable or receivable under the Leases or pursuant to any of the provisions thereof whether as rent or otherwise; the right to accept or reject any offer made by any tenant pursuant to its Lease to purchase the Mortgaged Property and any other property subject to the Lease as therein provided and to perform all other necessary or appropriate acts with respect to such purchases as agent and attorney-in-fact for Assignor, and the right to make all waivers and agreements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any Lease, including the commencement, conduct and consummation of proceedings at law or in equity as shall be permitted under any provision of any Lease or by any law, and to do any and all other things whatsoever which the Assignor is or may become entitled to do under any such Lease. Notwithstanding the provisions of this paragraph 2, so long as there shall exist no default in the payment of any indebtedness secured hereby, or in the performance of any obligation, covenant or agreement herein contained or in the Notes, the Leases or any of the Security Instruments, Assignor shall collect and receive all rents, issues, profits and other sums under and by virtue of any Lease (but only as the same become due under the provisions of such Lease) as trustee for the benefit of Assignee and Assignor; and Assignor shall apply the funds so collected first to the payment of all sums payable by Assignor to Assignee pursuant to the terms of the Notes and to the payment of all other indebtedness secured by any of the Security Instruments, and thereafter, so long as no default hereunder or under the Notes, or any of the Security Instruments has occurred, the balance shall be distributed to the account of Assignor.

2. **Description of Other Lien Agreements.** This Assignment is made and given as security for, and shall remain in full force and effect until: (a) the payment in full of all principal, interest (including but not limited to accrued and deferred interest) and premium, if any, on the Notes; (b) the payment in full of all other sums, with interest thereon, due and payable to Assignee under the provisions hereof, the Notes and the Security Instruments, and (c) the performance and observance by Assignor of all of the terms, covenants and conditions to be performed or observed by Assignor under the Notes and the Security Instruments.

3. **Assignor's Representations and Warranties.** Assignor represents, warrants, covenants and agrees: (a) that Assignor has good right and authority to make this Assignment; (b) Assignor has not heretofore alienated, assigned, pledged or otherwise disposed of or encumbered the Leases or any of the sums due or to become due thereunder and that Assignor has not performed any acts or executed any other instruments which might prevent Assignee from operating under any of the terms and conditions of this Assignment or which would limit Assignee in such operation; (c) that Assignor has not accepted or collected rent or any other payments under any Lease in advance of the time when the same shall become due under the terms of said Lease; (d) that Exhibit B attached hereto is a true, correct and complete list of all Leases existing as of the date hereof and that the schedules to Exhibit B are true and correct copies of such Leases with all amendments and modifications thereto; (e) that Assignor has not executed or granted any amendment or modification whatever of any of the Leases, either orally or in writing, except as has been disclosed in writing to Assignee; (f) that there is no default under any of the Leases now existing and no event has occurred and is continuing which, with the lapse of time or the giving of notice or both, would constitute an event of default under any of the Leases; (g) that Assignor will observe, perform and discharge, duly and punctually, all and singular the obligations, terms, covenants, conditions and warranties of the Notes, this Assignment or any of the Security Instruments and any Lease, on the part of the Assignor to be kept, observed and performed; (h) that Assignor will enforce the performance of each and every obligation, term, covenant, condition and agreement in said Leases by any tenant to be performed; (i) that Assignor will appear in and defend any action or proceeding arising under, occurring out of or in any manner connected with the Leases, or the obligations, duties or liabilities of Assignor or any tenant thereunder and upon request by Assignee will do so in the name and behalf of Assignee, but at the expense of Assignor; (j) that Assignor will, upon the request of Assignee, execute and deliver to Assignee such further instruments and do and perform such other acts and things as Assignee may deem reasonably necessary or appropriate to make effective this Assignment and the various covenants of Assignor herein contained and to more effectively vest in and secure to Assignee the sums due or hereafter to become due under the Leases, including, without limitation, the execution of such additional assignments as shall be deemed necessary by Assignee to effectively vest in and secure to Assignee all rents, income and profits from any and all Leases; (k) that Assignor will from time to time, upon demand therefor, deliver to Assignee an executed counterpart of each and every Lease then affecting all or any portion of the Mortgaged Property; and (l) that in the event any warranty or representation of Assignor herein shall be false, misleading or materially inaccurate, when made, or Assignor shall default in the observance or performance of any obligation, term, covenant or condition hereof, and shall (with respect to non-monetary defendants) fail to cure same within five (5) days after written demand by Assignee, then, in each instance, at the option of Assignee, the same shall constitute and be deemed to be

a default under the Notes and the Security Instruments, thereby giving Assignee the absolute right to declare all sums secured thereby and hereby immediately due and payable and to exercise any and all rights and remedies provided thereunder and hereunder as well as such remedies as may be available at law or in equity.

4. **No Other Assignments.** Assignor covenants and agrees that it will not, without in each instance obtaining the prior written consent of Assignee: (a) enter into any Lease for a period of more than one year on terms and conditions which have not been approved in advance by Assignee; (b) cancel any Lease nor accept a surrender thereof without the prior written consent of the Assignee; (c) reduce the rent payable under any Lease nor accept payment of any installment of rent in advance of the due date thereof; (d) change, amend, alter or modify any Lease or any of the terms or provisions thereof, nor grant any concession in connection therewith; (e) consent to the release or reduction of the obligations of the tenant under any Lease; (f) assign, pledge, encumber or otherwise transfer any Lease or Assignor's rights thereunder; (g) consent to an assignment of tenant's interest under any Lease or to a subletting thereof, except to the extent any such assignment or subletting is specifically authorized by such Lease; (h) do or permit to be done anything to impair the security of any Lease; or (i) incur any indebtedness for borrowed money or otherwise to the tenant or guarantor of any Lease which may under any circumstances be availed of as an offset against the rent or other payments due thereunder without the prior written consent of the Assignee (which consent may be withheld arbitrarily with or without cause); and any of the above acts, if done without the consent of Assignee, shall be, at the option of Assignee, null and void, and shall constitute a default hereunder and under the Notes and other Security Instruments.

5. **Authorization of Tenants.** Assignor hereby consents to and irrevocably authorizes and directs the tenants under the Leases and any successor to the interest of any of said tenants, upon demand and notice from Assignee of Assignee's right to receive the rents and other amounts under such Leases, to pay to Assignee the rents and other amounts due or to become due under the Leases, and said tenants shall have the right to rely upon such demand and notice from Assignee and shall pay such rents and other amounts to Assignee without any obligation or right to determine the actual existence of any default or event claimed by Assignee as the basis for Assignee's right to receive such rents and other amounts and notwithstanding any notice from or claim of Assignor to the contrary, and Assignor shall have no right to claim against said tenants for any such rents and other amounts so paid by said tenants to Assignee.

6. **Defaults and Remedies.** Upon the occurrence of a default under the Notes or any of the Security Instruments, Assignee, at its option, shall have the complete right, power and authority (a) without taking possession, to demand, collect and receive and sue for the rents and other sums payable under the Leases and, after deducting all reasonable costs and expenses of collection (including, without limitation, attorneys' fees) as determined by Assignee, apply the net proceeds thereof to the payment of any indebtedness secured hereby; (b) to declare all sums secured hereby immediately due and payable, and, at its option, exercise any or all of the rights and remedies contained in the Notes and in the Security Instruments; and (c) without regard to the adequacy of the security, with or without process of law, personally or by agent or attorney, or by Assignee under the Mortgage, or by a receiver to be appointed by court, then and thereafter to enter upon, take and maintain possession of and operate the Mortgaged Property, or any part



thereof, together with all documents, books, records, papers, and accounts relating thereto and exclude Assignor and its agents and servants therefrom and hold, operate, manage and control the Mortgaged Property or any part thereof as fully and to the same extent as Assignor could do if in possession and in such event, without limitation and at the expense of Assignor, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the Mortgaged Property, or any part thereof, as Assignee deems judicious, and pay taxes, assessments and prior or proper charges on the Mortgaged Property, or any part thereof, and insure and reinsure the same, and lease the Mortgaged Property, or any part thereof, for such terms and on such terms as Assignee deems desirable, including leases for terms expiring beyond the maturity of the indebtedness secured by the Security Instruments and cancel any Lease or sublease thereof for any cause or on any ground which would entitle Assignor to cancel the same. Assignee may apply rents and other sums payable under the Leases to the payment of any cost or expense incurred hereunder.

7. Application of Rents. After payment of all proper charges and expenses, including the just and reasonable compensation for the services of Assignee, its attorneys, agents, and others employed by Assignee in connection with the operation, management and control of the Mortgaged Property and the conduct of the business thereof, and such further sums as may be sufficient to Indemnify Assignee from and against any liability, loss or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, Assignee may, at its option, credit the net amount of income which Assignee may receive by virtue of this Assignment and from the Mortgaged Property to any and all amounts due or owing to Assignee from Assignor under the terms and provisions of the Notes and the Security Instruments. The balance, if any, of such net income shall be released to or upon the order of Assignor. The manner of the application of such net income and the item or items which shall be credited shall be within the sole discretion of Assignee.

8. Limitation on Assignee's Obligations. The acceptance by Assignee of this Assignment, with all of the rights, powers, privileges and authority so created, shall neither be deemed nor construed to constitute Assignee a mortgagee in possession nor at any time or in any event to impose any obligation whatsoever upon Assignee to appear in or defend any action or proceeding relating to the Leases or the Mortgaged Property, or to take any action hereunder, or to expend any money or incur any expenses, or perform or discharge any obligation, duty of liability under the Leases, or to assume any obligation or responsibility for any security deposits or other deposits delivered to Assignor by any tenant and not assigned and delivered to Assignee or render Assignee liable in any way for any injury or damage to person or property sustained by any person or entity in, on or about the Mortgaged Property.

9. Non-Waiver. Assignor agrees that the collection of rents and the application thereof as aforesaid or the entry upon and taking of possession of the Mortgaged Property, or any part thereof, by Assignee shall not cure or waive any default, or waive, modify or affect any notice of default under the Notes or the Security Instruments, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by Assignee, once exercised, shall continue for so long as Assignee shall elect. If Assignee shall thereafter elect to discontinue the exercise of any such right or remedy, the

same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent default.

10. Rights of Assignee Cumulative. The rights and remedies of Assignee hereunder are cumulative and not in lieu of, but are in addition to, any rights or remedies which Assignee shall have under the Notes, any of the Security Instruments, or at law or in equity, which rights and remedies may be exercised by Assignee either prior to, simultaneously with, or subsequent to, any action taken hereunder. The rights and remedies of Assignee may be exercised from time to time and as often as such exercise is deemed expedient, and the failure of Assignee to avail itself of any of the terms, provisions and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof. Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

11. Right to Continue. The right of Assignee to collect and receive the rents assigned hereunder or to take possession of the Mortgaged Property, or to exercise any of the rights or powers herein granted to Assignee shall, to the extent not prohibited by law, also extend to the period from and after the filing of any suit to foreclose the lien created under any of the Security instruments which cover the Mortgaged Property, including any period allowed by law for the redemption of the Mortgaged Property after any foreclosure sale.

12. Assignee Indemnified. Assignor shall indemnify and hold Assignee harmless of, from and against any and all liability, loss, damage or expense, which Assignee may or might incur under or by reason of this Assignment, and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on the part of Assignee to perform or discharge any of the terms, covenants or agreements contained in the Leases, except any which are the result of the gross negligence or willful misconduct of Assignee. Should Assignee incur any such liability, loss or damage under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, together with interest thereon at the same rate of interest as provided in the Notes with respect to the principal indebtedness of Assignor to Assignee, shall be secured by this Assignment and by the Security Instruments, and Assignor shall reimburse Assignee therefor immediately upon demand, and upon failure of Assignor so to do, Assignee may declare all sums secured hereby immediately due and payable.

13. Notices. All notices, demands or documents of any kind which Assignee may be required or may desire to serve upon Assignor hereunder shall be sufficiently served by delivering the same to Assignor personally or by depositing a copy of the same in the United States Postal Service System, postage pre-paid, certified mail, return receipt requested, and addressed to Assignor, at its address indicated on the first page of this Assignment, or at such other address as Assignor may from time to time designate in writing actually received by Assignee. Any notice mailed to Assignor shall be deemed effective 5 days after the same is deposited in the mail.

14. Assignability of Agreement. This Assignment shall be assignable by Assignee and all representations, warranties, covenants, powers and rights herein contained shall be binding upon, and inure to the benefit of, Assignor and Assignee and their respective successors and assigns.

15. Counterparts. This Assignment may be executed, acknowledged and delivered in any number of counterparts and each such counterpart shall constitute an original, but together such counterparts shall constitute only one instrument.

16. Severability. If any one or more of the provisions of this Assignment, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Assignment and all other applications of any such provision shall not be affected thereby.

17. Assignor to Include Transferee or Grantee. Upon a sale, conveyance, transfer or exchange of all or a part of the Mortgaged Property, the term "Assignor" as used herein shall include the transferee or grantee in such transaction. The preceding sentence shall not be deemed to permit any sale, conveyance, transfer or exchange which is prohibited or restricted by the terms of any Security Instrument.

18. Incorporation of Exhibits. All exhibits attached hereto are by this reference incorporated fully herein. The term "this Assignment" shall be deemed to include all such exhibits.

19. Governing Law. This Assignment shall be governed by and construed under the laws of the State of Alabama, except to the extent any law, rule or regulation of the federal government of the United States of America may be applicable, in which case such federal law, rule or regulation shall control.

20. Termination. This Assignment shall continue in full force and effect until full payment of all indebtedness evidenced by the Notes, at which time this Assignment shall terminate and be void and of no effect without the necessity of any further instrument.



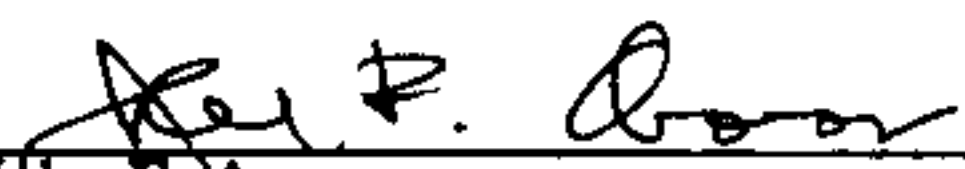
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first above written.

**SOUTHLAKE PROPERTIES**  
An Alabama General Partnership

By: **RIME DEVELOPERS, INC.**  
An Alabama Corporation

By:   
Harold W. Ripps  
Its: President

By: **ARONOV DEVELOPERS, INC.**  
An Alabama Corporation

By:   
Jake F. Aronov  
Its: President

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STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county and state, hereby certify that Harold W. Ripps, whose name as President of Rime Developers, Inc., an Alabama corporation, in its capacity as General Partner of Southlake Properties, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 31<sup>st</sup> day of July, 1990.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: 9-14-92

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county and state, hereby certify that Jake F. Aronov, whose name as President of Aronov Developers, Inc., an Alabama corporation, in its capacity as General Partner of Southlake Properties, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 31<sup>st</sup> day of July, 1990.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: 9-14-92

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## **EXHIBIT A**

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### **PARCEL 1 DESCRIPTION:**

Begin at the Northwest corner of Village on Valleydale at Southlake, as recorded in Map Book 11, Page 84 in the office of the Judge of Probate, Shelby County, Alabama; thence run north 25 degrees 46 minutes 19 seconds east along the northern lot line of said Village on Valleydale at Southlake for a distance of 148.88 feet; thence run north 58 degrees 21 minutes 47 seconds east for a distance of 881.17 feet; thence run north 5 degrees 44 minutes 25 seconds east for a distance of 982.23 feet; thence run north 4 degrees 17 minutes 38 seconds west for a distance of 45.25 feet; thence run south 54 degrees 56 minutes 28 seconds west for a distance of 89.83 feet; thence run south 79 degrees 18 minutes 24 seconds west for a distance of 37.73 feet; thence run north 34 degrees 17 minutes 34 seconds west for a distance of 32.67 feet; thence run north 11 degrees 21 minutes 28 seconds west for a distance of 28.86 feet; thence run north 27 degrees 21 minutes 57 seconds west for a distance of 68.58 feet to a point on the southern boundary line of Southlake Cove, as recorded in Map Book 12, Page 98, in the office of the Judge of Probate, Shelby County, Alabama; thence run south 55 degrees 43 minutes 39 seconds west for a distance of 1198.92 feet; thence run north 51 degrees 16 minutes 21 seconds west for a distance of 145.84 feet to a point on the eastern right-of-way line of Southlake Parkway; said point also being the point of commencement of a curve to the right, having a radius of 539.96 feet, a central angle of 16 degrees 35 minutes 36 seconds, a tangent of 78.74 feet, and an arc of 156.38 feet; thence run south 38 degrees 43 minutes 31 seconds west along the chord of said curve for a distance of 155.83 feet; thence run south 47 degrees 81 minute 19 seconds west for a distance of 166.88 feet to the point of commencement of a curve to the left, said curve having a radius of 465.88 feet, a central angle of 132 degrees 88 minutes 88 seconds, a tangent of 1844.41 feet, and an arc of 1871.28 feet; thence run south 18 degrees 58 minutes 41 seconds east along the chord of said curve for a distance of 849.68 feet; thence run south 84 degrees 58 minutes 41 seconds east for a distance of 178.88 feet to the point of commencement of a curve to the right, said curve having a radius of 585.88 feet, a central angle of 28 degrees 45 minutes 88 seconds, a tangent of 187.18 feet, and an arc of 211.86 feet; thence run south 74 degrees 36 minutes 11 seconds east along the chord of said curve for a distance of 218.71 feet, more or less, to the point of beginning. Parcel contains 1,565,186 square feet or 35.9317 acres.

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**EXHIBIT A**

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**PARCEL 2  
DESCRIPTION:**

Lot 6A of Resurvey of Lots 4, 5, and 6 of Village on Valleydale at Southlake, as recorded in Map Book 13, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama. Parcel contains 99,896 square feet or 2.2933 acres.

**PARCEL 3  
DESCRIPTION:**

Lot 3 of Medplex, as recorded in Map Book 11, Page 185, in the Office of the Judge of Probate, Shelby County, Alabama. Parcel contains 46,181 square feet or 1.0583 acres.

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## EXHIBIT A

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### PARCEL 4

#### DESCRIPTION:

Commence at the southwest corner of Lot 3 of Medplex, as recorded in Map Book 11, Page 105 in the Office of the Judge of Probate, Shelby County, Alabama; thence run south 55 degrees 12 minutes 22 seconds west along the northern right-of-way line of Valleydale Road for a distance of 566.84 feet to the point of beginning; thence run south 55 degrees 11 minutes 42 seconds west along said right-of-way line for a distance of 330.56 feet to a point on the eastern right-of-way line of Interstate Highway No. 65; thence run north 88 degrees 50 minutes 39 seconds west along said right-of-way for a distance of 478.35 feet; thence run north 17 degrees 01 minutes 01 seconds west for a distance of 428.44 feet; thence run north 15 degrees 22 minutes 43 seconds east for a distance of 1006.50 feet; thence run north 13 degrees 19 minutes 19 seconds east for a distance of 312.52 feet; thence run north 14 degrees 06 minutes 31 seconds east for a distance of 322.75 feet; thence run north 18 degrees 07 minutes 10 seconds west for a distance of 231.53 feet to point of commencement of a curve to the left, said curve having a radius of 4009.72 feet, a central angle of 7 degrees 57 minutes 22 seconds, a tangent of 278.85 feet, and an arc of 556.80 feet; thence run north 0 degrees 32 minutes 41 seconds west for a distance of 556.35 feet along the chord of said curve to a point on the southern boundary line of Lot 1 of Southlake Office Park, as recorded in Map Book 13, page 97 in the Office of the Judge of Probate, Shelby County, Alabama; thence run north 56 degrees 35 minutes 54 seconds east along the southern boundary line of said Lot 1 for a distance of 120.00 feet; thence run north 90 degrees 00 minutes 00 seconds east along said boundary line for a distance of 280.00 feet to a point on the western right-of-way line of Southlake Parkway, said point being the point of commencement of a curve to the left, said curve having a radius of 528.01 feet, a central angle of 10 degrees 39 minutes 48 seconds, a tangent of 49.28 feet, and an arc of 98.27 feet; thence run south 09 degrees 08 minutes 47 seconds east along the chord of said curve for a distance of 98.13 feet; thence run south 14 degrees 28 minutes 41 seconds east for a distance of 235.00 feet to the point of commencement of a curve to the right, said curve having a radius of 474.00 feet, a central angle of 61 degrees 30 minutes 00 seconds, a tangent of 282.00 feet and an arc of 508.78 feet; thence run south 16 degrees 16 minutes 19 seconds west along the chord of said curve for a distance of 484.71 feet; thence run south 47 degrees 01 minutes 19 seconds west for a distance of 130.00 feet to the point of commencement of a curve to the left, said curve having a radius of 585.00 feet, a central angle of 104 degrees 27 minutes 26 seconds, a tangent of 754.96 feet, and an arc of 1066.53 feet; thence run south 5 degrees 12 minutes 24 seconds east along the chord of said curve for a distance of 924.84 feet to the point of commencement of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 98 degrees 27 minutes 26 seconds, a tangent of 28.99 feet, and an arc of 42.96 feet; thence run south 08 degrees 12 minutes 24 seconds east along the chord of said curve for a distance of 37.87 feet; thence run south 41 degrees 01 minutes 19 seconds west for a



## **EXHIBIT A**

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distance of 86.29 feet, to the point of commencement of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 60 degrees 00 minutes 00 seconds, a tangent of 193.41 feet, and an arc of 350.81 feet; thence run south 11 degrees 01 minutes 18 seconds west along the chord of said curve for a distance of 335.00 feet; thence run south 18 degrees 58 minutes 41 seconds east for a distance of 24.48 feet to the point of commencement of a curve to the right, having a radius of 25.00 feet, a central angle of 56 degrees 37 minutes 59 seconds, a tangent of 13.47 feet, and an arc of 24.71 feet; thence run south 9 degrees 20 minutes 18 seconds west along the chord of said curve for a distance of 23.72 feet to the point of commencement of a curve to the left, having a radius of 75.00 feet, a central angle of 293 degrees 15 minutes 58 seconds, and an arc of 383.88 feet; thence run north 71 degrees 01 minutes 19 seconds east along the chord of said curve for a distance of 82.50 feet to the point of commencement of a curve to the right having a radius of 25.00 feet, a central angle of 56 degrees 37 minutes 59 seconds, a tangent of 13.47 feet, and an arc of 24.71 feet; thence run north 47 degrees 17 minutes 40 seconds west along the chord of said curve for a distance of 23.72 feet; thence run north 18 degrees 58 minutes 41 seconds west for a distance of 24.48 feet to the point of commencement of a curve to the right having a radius of 275.00 feet, a central angle of 60 degrees 00 minutes 00 seconds, a tangent of 158.77 feet, and an arc of 287.98 feet; thence run north 11 degrees 01 minutes 18 seconds east along the chord of said curve for a distance of 275.00, thence run north 41 degrees 01 minutes 19 seconds east for a distance of 113.28 feet to the point of commencement of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 70 degrees 53 minutes 21 seconds, a tangent of 17.80 feet, and an arc of 30.93 feet; thence run north 76 degrees 27 minutes 59 seconds east along the chord of said curve for a distance of 29.00 feet to the point of commencement of a curve to the left, said curve having a radius of 585.00 feet, a central angle of 11 degrees 42 minutes 49 seconds, a tangent of 60.01 feet, and an arc of 119.60 feet; thence run south 73 degrees 56 minutes 45 seconds east along the chord of said curve for a distance of 119.39 feet to a point on the western lot line of Lot 5 of said Madplex, said lot line also being the west line of the southeast one-quarter of the southwest one-quarter of Section 20, Township 19 South, Range 2 West; thence run south 1 degree 10 minutes 14 seconds east for a distance of 423.70 feet to the southwest corner of said quarter-quarter; thence run south 01 degree 10 minutes 12 seconds east along the west line of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West, for a distance of 355.06 feet, more or less, to the point of beginning. Parcel contains 1,225,877 square feet or 28.1423 acres.

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## EXHIBIT A

(Page 5 of 5 Pages)

### PARCEL 5 DESCRIPTION:

Begin at the Northwest corner of Lot 1 of Southlake Office Park, as recorded in Map Book 13, Page 97 in the Office of the Judge of Probate, Shelby County, Alabama; thence run north 90 degrees 00 minutes 00 seconds east for a distance of 411.81 feet; thence run south 28 degrees 37 minutes 38 seconds east for a distance of 81.50 feet to a point on the western right-of-way line of Southlake Parkway, said point also being the point of commencement of a curve to the right, having a radius of 528.01 feet, a central angle of 14 degrees 33 minutes 42 seconds, a tangent of 67.46 feet, and an arc of 134.19 feet; thence run north 26 degrees 26 minutes 46 seconds east along the chord of said curve for a distance of 133.83 feet; thence run north 1 degree 11 minutes 23 seconds west along the west line of the southeast one-quarter of the northwest one-quarter of Section 20, Township 19 South, Range 2 West for a distance of 1324.38 feet to the southwest corner of the northeast one-quarter of the northwest one-quarter of said Section 20; thence run south 89 degrees 24 minutes 53 seconds east along the south line of the said quarter-quarter for a distance of 627.76 feet, more or less, to the centerline of the Cahaba River; thence run north 11 degrees 29 minutes 52 seconds west for a distance of 303.00 feet; thence run north 89 degrees 24 minutes 53 seconds west for a distance of 1516.31 feet, more or less, to a point on the eastern right-of-way line on Interstate Highway No. 65; thence run south 9 degrees 30 minutes 15 seconds east along said right-of-way line for a distance of 70.30 feet; thence run south 4 degrees 34 minutes 52 seconds east for a distance of 228.00 feet; thence run south 20 degrees 20 minutes 15 seconds east for a distance of 725.42 feet to the point of commencement of a curve to the right, having a radius of 4009.72 feet, a central angle of 10 degrees 22 minutes 42 seconds, a tangent of 364.14 feet, and an arc of 726.30 feet; thence run south 14 degrees 41 minutes 45 seconds east along the chord of said curve for a distance of 725.31 feet, more or less, to the point of beginning. Parcel contains 1,404,876 square feet or 32.2515 acres.

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### PARCEL 6 DESCRIPTION:

Southlake Cove, except lots 1, 4, 13, 20, 36, 37, 38, 39 and 40, as recorded in Map Book 12, page 98, in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**  
**TO**  
**ASSIGNMENT OF LEASES, RENT AND PROFITS**

**LEASES ASSIGNED**

BOOK 303 PAGE 172

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 AUG -1 AM 11: 20

*William H. Montgomery, Jr.*  
JUDGE OF PROBATE

1.	
2.	
3.	37.50
4.	3.00
5.	
6.	1.00
Tot.	41.50