20060502000206560 1/1 $11.00
Shelby Cnty Judge of Probate,AL
05/02/2006 03:29:34PM FILED/CERT

ASSIGNMENT OF RENTS AND LEASES

THIS AGREEMENT made this 12th day of APRIL, 2006, by and between **CLARENCE H. BALDWIN** ("ASSIGNOR"), and **C D INVESTMENTS, LLC an Alabama Limited Liability Company.** ("ASSIGNEE").

W I T N E S S E T H:

FOR VALUE RECEIVED and as an integral part of the sale of subject property by Assignor to Assignee, ASSIGNOR does hereby set over, transfer, sell and convey the existing lease and the security deposits, if any, and the revenues, royalties, rights and benefits under said leases of the following described property, lying and being situated in Jefferson County, Alabama.

SEE EXHIBIT "A"

The ASSIGNOR hereby assigns and set over unto the ASSIGNEE any and all leases now existing covering said premises or any part thereof.

It is specifically agreed and understood that the terms "rents", "issues", "profits", "revenues", "royalties", "rights", and "benefits" hereinabove used specifically include all such benefits whether specifically included in said leases.

The ASSIGNOR hereby warrants and represents that ASSIGNOR is the owner of said leases and that said leases are free from any other pledge, assignment or lien and that the rent due thereunder is current and that no rents due in the future have been prepaid or anticipated.

IN WITNESS WHEREOF, the said ASSIGNOR has hereunto set its hand and seal, this 12 day of APRIL, 2006.

_____ SEAL
CLARENCE H. BALDWIN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CLARENCE H. BALDWIN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 12th day of APRIL, 2006.

_____
Notary Public
GENE W. GRAY, JR.
Commission Expires: 11/09/06

A part of the Northwest ¼ of the Southwest ¼ of Section 4, Township 20, Range 1 East and the Northeast ¼ of the Southeast ¼ of Section 5, Township 20, Range 1 East more particularly described as follows: Commence at the Southwest corner of the Northwest ¼ of the Southwest ¼ of Section 4, Township 20 South, Range 1 East; thence run East along the South line of said ¼ - ¼, 94.16 feet to its intersection with the Westerly Right of Way line of Shelby County Highway #55; thence run in a Northerly direction along said Right of Way line along a curve to the left having a central angle of 6 deg. 05 min. 20 sec. and a radius of 848.04 feet; thence run along the arc of said curve 90.12 feet; thence continue along the tangent, if extended from the last described curve and run Northerly along said Right of Way Line 171.63 feet to the point of beginning of a curve to the right having a central angle of 8 deg. 12 min. 58 sec. and a radius of 1540.52 feet; thence run along the arc of said curve 220.91 feet to the point of beginning; thence continue in a northerly direction along said curve having a central angle of 11 deg. 17 min. 41 sec. and a radius of 1540.52 feet; thence run along the arc of said curve 303.68 feet; thence run along the tangent, if extended from the last described curve 156.32 feet to its intersection with the South right of way line of Shelby County Highway #51; thence turn 106 deg. 53 min. left and run Westerly along said right of way line 460 feet; thence turn 74 deg. 12 min. 39 sec. left and run Southwesterly 514.43 feet; thence turn 111 deg. 19 min. 44 sec. left and run Northeasterly 497.82 feet to the point of beginning being the same property as Lot 4 of Westover Farms as recorded in Map Book 9 Page 139 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prepared by:
Gene W. Gray, Jr.
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