

| THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED RETURN TO: Catherine P. Powell, Esquire Tatum Hillman Hickerson & Powell, LLP 1199 Oxford Road, N.E. Atlanta, GA 30306 | NOTE TO JUDGE OF PROBATE OFFICE: PLEASE CROSS REFERENCE TO: Mortgage, Assignment of Leases and Rents and Security Agreement recorded as Instrument #20061208000597490, Shelby County, Alabama Records, as assigned |
|--|--|
| Loan No.: 4049173101 Borrower Name: ALABASTER HOTEL, LLC Property: See Exhibit A State: AL, County: Shelby | |

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUE RECEIVED, THE FEDERAL DEPOSIT INSURANCE CORPORATION (acting in any capacity, the "FDIC") AS RECEIVER FOR SILVERTON BANK, N.A., at 550 17th Street, NW, Washington, D.C. 20429-0002, its successors and assigns (hereinafter referred to as "Assignor"), does by these presents, grant, bargain, sell, assign, transfer and set over to 2010-1 SFG VENTURE LLC, a Delaware limited liability company at 450 Park Avenue, New York, New York 10022 (hereinafter referred to as "Assignee") all of Assignor's right, title and interest in and to that certain mortgage, assignment of leases and rents and security agreement described on Schedule I, attached hereto and by this reference made part hereof (the "Mortgage") which encumbers those certain tracts of real property described on Exhibit "A" attached hereto and by this reference made part hereof.

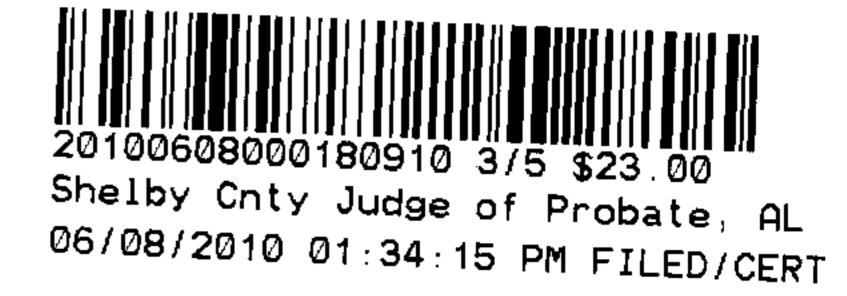
TO HAVE AND TO HOLD THE SAME UNTO SAID ASSIGNEE, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY ASSIGNOR. THE MORTGAGE IS CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO

COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON, INCLUDING ASSIGNOR OR ITS OFFICERS EMPLOYEES, AGENTS OR CONTRACTORS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

20100608000180910 2/5 \$23.00 Shelby Cnty Judge of Probate, AL 06/08/2010 01:34:15 PM FILED/CERT



IN WITNESS WHEREOF, Assignor has executed this instrument under seal as of this day of _______, 2010.

ASSIGNOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SILVERTON BANK, N.A.

| By: | te du de | |
|--------|----------|--|
| Name: | | |
| Title: | | |

[CORPORATE SEAL]

STATE OF <u>Corgial</u>)
ss
COUNTY OF <u>Dolealb</u>)

I, Lucie Bishes, a notary public in and for said County and in said State, hereby certify that Real Ridings whose name as the Risk of the Corporation. Of FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SILVERTON BANK, N.A., 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 the instrument, he she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

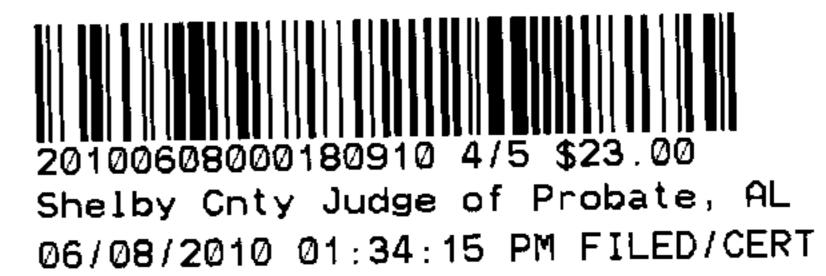
Given under my hand and official seal this the 18^{44} day of 18^{44} day of 18^{44} , 2010

Notary Public

My Commission Expires:

My Commission Expires: June 18, 2011

[NOTARIAL SEAL]



SCHEDULE I DESCRIPTION OF MORTGAGE

Mortgage, Assignment of Leases and Rents and Security Agreement recorded as Instrument #20061208000597490, Shelby County, Alabama Records, as assigned

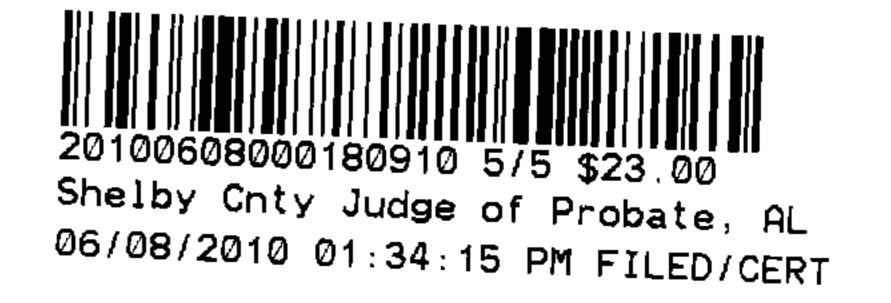


EXHIBIT "A" LEGAL DESCRIPTION

Lot 3, according to the Final Plat of Balmoral Phase II as recorded in Map Book 37, Page 137, in the Probate Office of Shelby County, Alabama.