



20120322000098970 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/22/2012 10:40:29 AM FILED/CERT

*This instrument prepared by
and when recorded return to:*
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway
Suite 100
Birmingham, Alabama 35209
205.879.5959

ASSIGNMENT OF MORTGAGE
AND
OTHER RECORDED LOAN DOCUMENTS

FOR VALUE RECEIVED, effective as of the 16th day of March, 2012, the undersigned BENSON PROPERTIES, L.L.C., an Alabama limited liability company, whose mailing address is 176 Highland View Drive, Birmingham, Alabama 35242 (together with its successor or assigns, the "Assignor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Assignor by SERVISFIRST BANK, an Alabama banking corporation, whose mailing address is 850 Shades Creek Parkway, Suite 200, Birmingham, Alabama 35209 (the "Assignee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign, transfer, and deliver unto the Assignee, its successors and assigns, WITH RECOURSE, all of Assignor's right, title, and interest in and to the following:


(a) that certain Real Estate Mortgage and Security Agreement dated as of December 28, 2006, executed and delivered by **BLUFFPORT INVESTMENTS, LLC**, an Alabama limited liability company (the "Borrower"), in favor of Assignor, recorded on December 29, 2006, with the Probate Court of Shelby County, Alabama, at Instrument # 20061229000637480, as modified by that certain Mortgage Loan Modification Agreement dated February 21, 2012, and recorded on March 16, 2012, with the Probate Court of Shelby County, Alabama, at Instrument # 20120316000091380 (the "Mortgage"), and encumbering the land described in Exhibit "A" attached hereto and made a part hereof; and

(b) that certain Assignment of Leases, Rents and Profits dated as of December 28, 2006, executed and delivered by Borrower to Assignor, recorded on December 29, 2006, with the Probate Court of Shelby County, Alabama, at Instrument # 20061229000637490; and

TOGETHER WITH (i) the Note described in and secured by the Mortgage, (ii) all indebtedness due and to become due thereon with interest, and (iii) all rights accrued or to accrue under the Mortgage.

[Signature page to follow]

EXHIBIT A
[Legal Description]


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Lot 4A, according to a Resurvey of Lot 4 The Shoppes at The Corners Phase II, as recorded in Map Book 29, Page 96, in the Probate Office of Shelby County, Alabama.