  
20150608000190700 1/7 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/08/2015 02:41:23 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Polsinelli PC  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112

**RECORD & RETURN TO:**

Wells Fargo Bank, National Association  
1055 10<sup>th</sup> Avenue SE  
Minneapolis, Minnesota 55414  
Attn: Corporate Trust Services (CMBS)

**KEYBANK NATIONAL ASSOCIATION, as Assignor**

**to**

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE BENEFIT OF THE REGISTERED  
HOLDERS OF JPMBB COMMERCIAL MORTGAGE  
SECURITIES TRUST 2015-C28, COMMERCIAL  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2015-C28, as Assignee**

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**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING**

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Dated: As of April 23, 2015  
Location: 9301 Highway 119, Alabaster, Alabama  
County: Shelby  
Loan No. 10093193

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING**

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**(hereinafter the “Assignment”)**

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KEYBANK NATIONAL ASSOCIATION**, a national banking association, having an address at 11501 Outlook Street, Overland Park, Kansas 66211 (“**Assignor**”), does hereby grant, bargain, sell, convey, assign, transfer and set over unto **WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C28**, having an address at 1100 North Market Street, Wilmington, Delaware 19890 (“**Assignee**”), without recourse, all of the right, title and interest of Assignor in and to:

1. That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing described on Schedule 1 hereto (“**Security Instrument**”);
2. The note(s) and/or other agreements evidencing the indebtedness and/or the obligation(s) secured by the Security Instrument; and
3. Any and all other documents and instruments evidencing, securing and/or relating to the indebtedness and/or obligations secured by the Security Instrument.

This Assignment is made without representation, recourse or warranty by Assignor.

[SIGNATURE ON THE FOLLOWING PAGE]



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IN WITNESS WHEREOF, the Assignor by its duly authorized officers has caused this Assignment to be duly executed, sealed, acknowledged and delivered.

Effective as of April 23, 2015

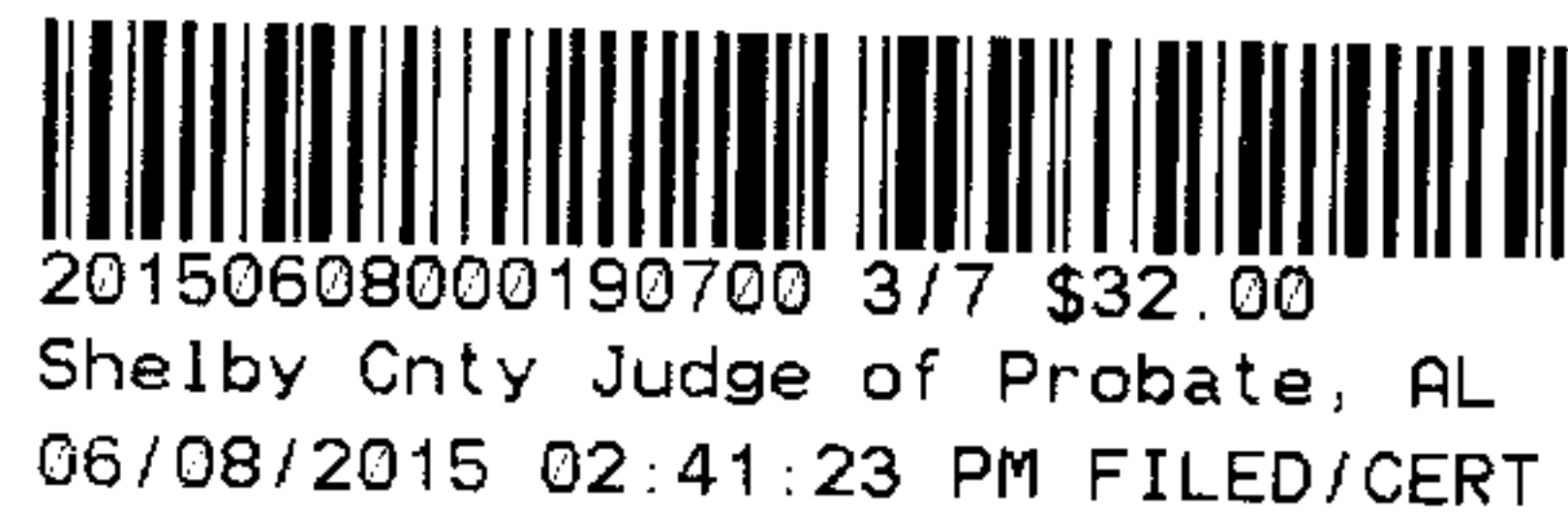
**ASSIGNOR:**

**KEYBANK NATIONAL ASSOCIATION, a**  
national banking association

By: Mary Ann Gripka  
Name: MARY ANN GRIPKA  
Title: VICE PRESIDENT

STATE OF KANSAS )

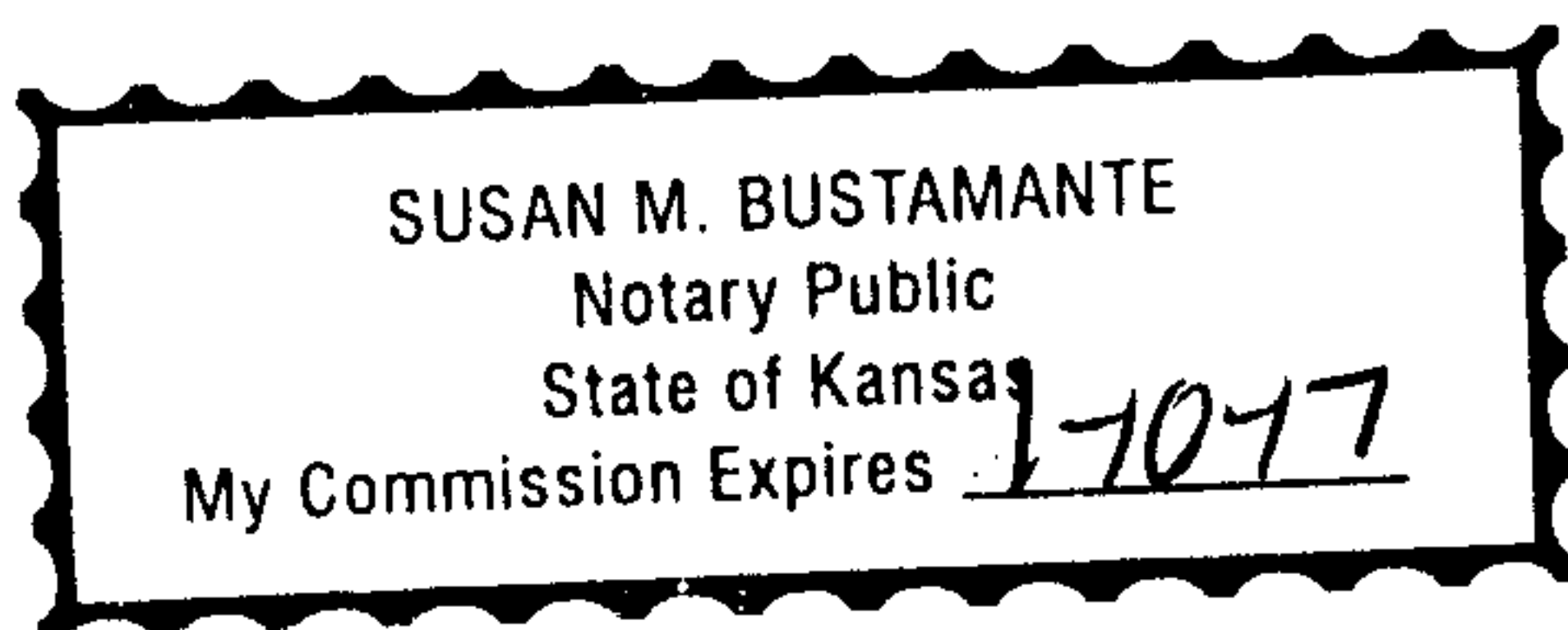
) SS.



COUNTY OF JOHNSON )

On this 17<sup>th</sup> day of December, 2014, before me, appeared Mary Ann Gripka to me personally known, who being by me duly sworn, did say that s/he is the Vice President of KeyBank National Association, a national banking association, and that the said instrument was signed on behalf of said national banking association by authority, and said Mary Ann Gripka, acting as the Vice President of said national banking association acknowledged said instrument to be the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.



Susan M. Bustamante  
Notary Public in and for Said County and State

Susan M. Bustamante  
(Type, print or stamp the Notary's name below his or her signature.)

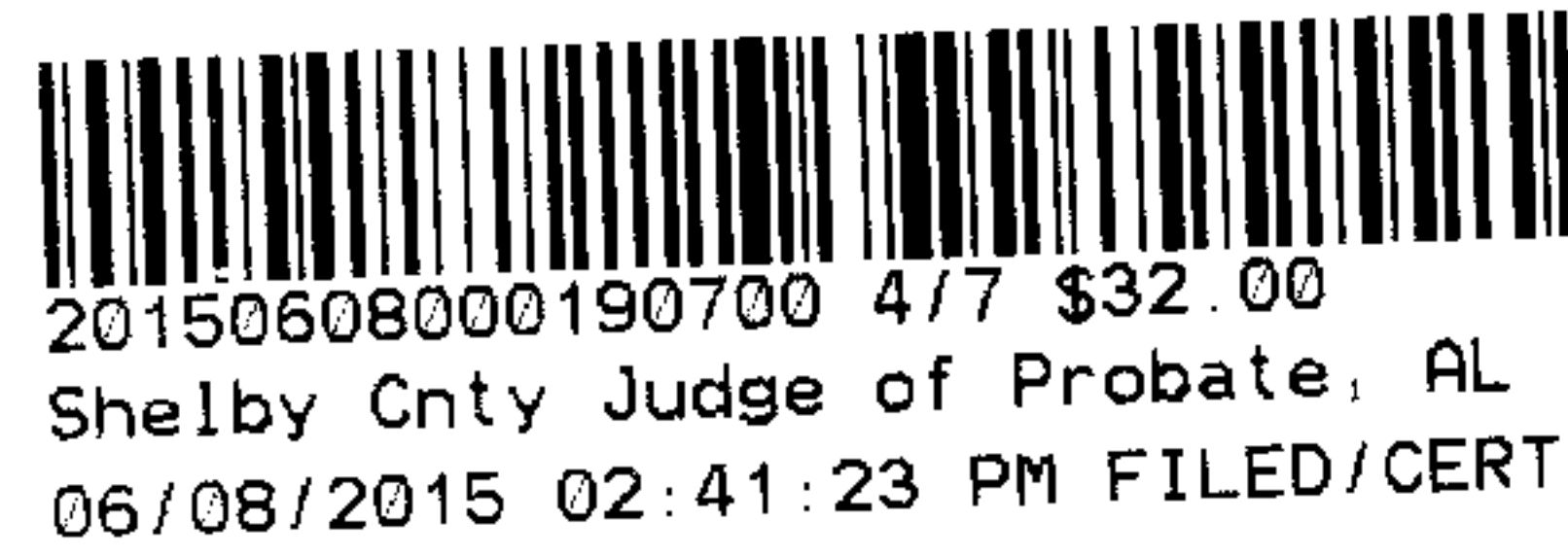
My Commission Expires:

1-10-17



**SCHEDULE 1**  
Description of the Security Instrument

Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing made by **WG DST 4**, a Delaware statutory trust, to **KEYBANK NATIONAL ASSOCIATION**, a national banking association, recorded on **February 18, 2015**, as Document No. **20150218000051190**, in the real estate records for Shelby County, Alabama and covering the premises described on Exhibit A hereto.



## **Exhibit "A"**

### **Legal Description**

#### **Store #9951**

The following parcel of land is located in the Northwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the Southwest corner of Lot 14 of Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, Alabama, said point also being on the Northeasterly right of way line of First Avenue; thence in a Northeasterly direction along said right of way and a Northeasterly projection of said Lot 14 a distance of 179.00 feet to a point on the Southerly right of way line of Shelby County Hwy. No. 26; thence an interior angle of  $113^{\circ} 33' 37''$  to the left in a Northeasterly direction and along said right of way line a distance of 30.37 feet to the beginning of a curve to the right having a radius of 637.62 and a center angle of  $19^{\circ} 27' 52''$ ; thence a interior angle to the left of  $170^{\circ} 16' 04''$  to the chord of said curve and thence along the arc of said curve a distance of 216.61 feet to the end of said curve; thence an interior angle to the left from chord of said curve of  $133^{\circ} 07' 27''$  a distance of 80.94 feet to a point on the Northwesterly line of Alabama Hwy. 119; thence an interior angle to the left of  $122^{\circ} 01' 14''$  in a Southwesterly direction along said right of way of 198.22 feet to a point on the Southerly line of Lot 5 of said Maxwell's Addition to Elliottsville; thence an interior angle to the left of  $91^{\circ} 05' 29''$  and along said Southerly line of Lot 5 and projection thereof a distance of 301.45 feet to the point of beginning.

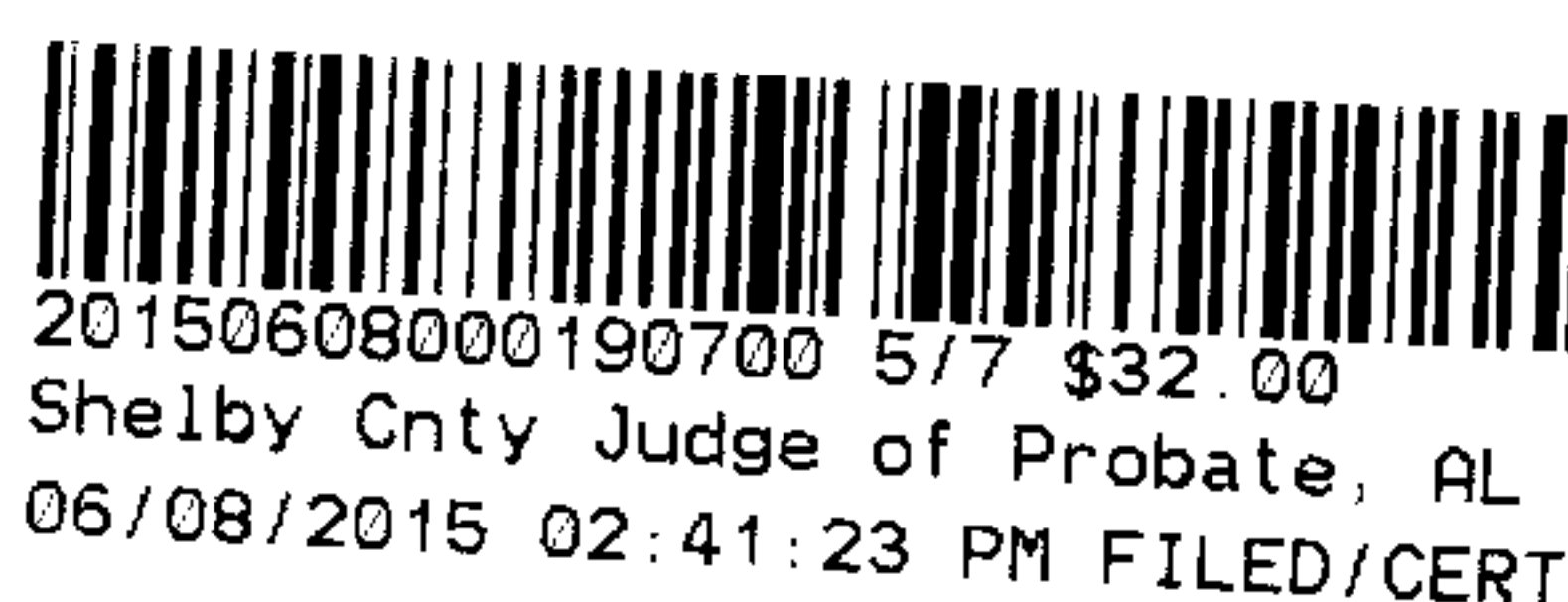
The above described property is the same property described in that certain Warranty Deed from Mary Emma Snell Caudle, dated May 24, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260930 and by that certain Warranty Deed from R.K.M. Alabaster LLC dated May 25, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260920, in the Office of the Judge of Probate of Shelby County, Alabama, and described as follows:

Parcel 1:

Lots 5, 6, 6A and 7, according to the survey of Maxwell's Addition to Elliottsville (Alabama) as recorded in Map Book 3, page 118, in the Office of the Judge of Probate of Shelby County, Alabama, together with the Eastern half of that certain vacated alley abutting Lots 5, 6, 6A and 7.

Less and Except:

A part of the Northwest quarter of the Northwest quarter, Section 14, Township 21 South, Range 3 West, identified as Tract No. 15, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 5, 6, 6A, 7 and all of Lot 8, Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, and being more fully described as follows:





Commence at the Southeast corner of said Northwest quarter of Northwest quarter; thence West along the South line of said Northwest quarter of Northwest quarter a distance of 530 feet, more or less, to the present Northeast right of way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 1058 feet, more or less, to the Southeast corner of said Lot 5, the Southwest property line and the point of beginning of the property herein to be conveyed; thence continue Northeasterly along said right of way line a distance of 370 feet, more or less, to the present South right of way line of County Road 26 West; thence West along said South right of way line a distance of 212 feet, more or less, to the Northwest line of Lot 8; the Northwest property line; thence Southwesterly along said property line a distance of 42 feet, more or less, to the North line of Lot 7; thence Westerly along said North line a distance of 38 feet, more or less, to the West line of said Lot 7; thence Southerly along said West line a distance of 4 feet, more or less, to a point that is 75 feet Southeasterly of and at right angles to the centerline of Relocated County Road 26 West; thence Southeasterly, parallel with said centerline Relocation, along a curve to the right (concave Southwesterly) a distance of 144 feet, more or less, to a point that is 75 feet Southwesterly of and at right angles to said centerline Relocation at Station 18+50; thence Southeasterly a distance of 82 feet, more or less, to a point that is 75 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 465+75; thence Southwesterly, parallel with said centerline, a distance of 205 feet, more or less, to the Southwest line of said Lot 5, the Southwest property line; thence Southeasterly along said property line a distance of 15 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Parcel 2:

Lots 7A, 7B, 9, 13 and 14, according to Maxwell's Addition to Elliottsville, including that certain vacated alley between lot 7-B and lot 13, together with the western half of the certain vacated alley which lies between Lots 5, 6, 6A, 7, 7A, 7B, 13 & 14, the map of same being recorded in Map Book 3, page 118, in the Probate Office of Shelby County, Alabama.

Less and except the following:

A part of the NW  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West identified as tract No. 16A, Project No. STPAA- 458(1) Shelby County, Alabama, being a part of lot 7-A and all of lot 9, Maxwell's Addition of Elliottsville, as recorded in Map Book 3 page 118, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commence at the Northeast corner of said NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 8 feet, more or less, to the present south right of way line of County Road 26 West; thence Westerly along said right of way line a distance of 170 feet; more or less, to the Southeast line of said lot 9, the southeast property line and the Point of Beginning of the property herein to be conveyed; thence continue Westerly along said right of way line a distance of 140 feet, more or less to the Northwest line of said lot 9; thence Southwesterly along said Northwest line a distance of 44 feet, more or less, to the South line of said lot 9; thence Southeasterly a distance of 28 feet, more or less, to a point that is 75 feet southerly of and at right angles to said centerline at P.C. Station 16+07.50; thence Southeasterly parallel with said centerline, along a curve to the right, (concave southwesterly), a distance of 73 feet, more or less, to the Southeast line of said lot 7-A, the Southeast property line; thence Northeasterly along said property line a distance of 4 feet, more or less, to the South line

of said lot 9, thence easterly along said south line a distance of 38 feet, more or less, to the southeast line of said lot 9; thence Northeasterly along said Southeast line a distance of 42 feet, more or less, to the Point of Beginning. All being situated in Shelby County, Alabama.  
(Tax Parcel No. 23-6-14-2-002-001.001)



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