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ASSIGN 1/19

NOTE TO PROBATE JUDGE: This Assignment is being recorded as additional security for the obligations described in a Mortgage of even date herewith between the Assignor and the Bank, which Mortgage is being filed for record concurrently with the recording of this Assignment.

This instrument was prepared by and
return to:

Lucas B. Gambino, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203
(205) 254-1000

STATE OF ALABAMA
SHELBY COUNTY

ASSIGNMENT OF RENTS, LEASES AND PROFITS

THIS ASSIGNMENT OF RENTS, LEASES AND PROFITS (this “**Assignment**”) is made as of December 28, 2015, by **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company (the “**Assignor**”), in favor of **USAMERIBANK**, a Florida banking corporation (the “**Bank**”).

WHEREAS, the Assignor is indebted to the Bank in an aggregate principal amount of up to Five Million Eight Hundred Seventy-Seven Thousand Three Hundred and No/100 Dollars (\$5,877,300.00) under the terms of a certain promissory note (as the same may be amended, supplemented or replaced from time to time, the “**Note**”) of even date herewith executed and delivered to the Bank, which Note is incorporated herein by reference and made a part hereof, as well as this Assignment and any mortgage, deed of trust, deed to secure debt, surety agreement and any related agreements and documents executed and delivered pursuant to any of the foregoing (the Note and any such mortgage, deed of trust, deed to secure debt and all of such related agreements, and all other documents evidencing, securing or guaranteeing payment of any obligations to the Bank, as any of the same may be amended, supplemented or replaced from time to time, are hereinafter collectively referred to as the “**Loan Documents**”); and

WHEREAS, the obligations under the Loan Documents are secured by a certain mortgage, deed of trust, deed to secure debt or other similar instrument (as the same may be amended, supplemented or replaced from time to time, the “**Mortgage**”) of even date herewith against certain premises described in Exhibit A attached hereto (the “**Premises**”), and recorded or to be recorded in the real estate records of the Office of the Judge of Probate for the County or each of the Counties in the State of Alabama where the Premises or any portion thereof is located; and

WHEREAS, the Assignor has agreed to assign its interest under all present and future leases, use agreements, occupancy agreements, licenses or other similar instruments, including without limitation, that/those certain lease(s) set forth on Exhibit B attached hereto, as the same may be amended, modified,

extended or renewed from time to time (collectively, the “**Leases**”) of all or a portion of the Premises to the Bank in the manner hereinafter provided as additional security for the payment of the Obligations (as defined in the Mortgage);

NOW, THEREFORE, in consideration of the extension of credit under the Loan Documents and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Assignor hereby assigns, transfers and sets over to the Bank, as security for the payment of the Obligations and the observance and performance of all the terms, covenants and provisions of the Loan Documents, the Mortgage and this Assignment, all of the Assignor’s right, title and interest in and to the Leases, all of the rents, additional rents, charges, issues, profits and other payments for the use or occupancy of the Premises (including rooms and other public facilities in hotels, motels or other lodging properties) payable under the Leases (which are now in existence or which may hereafter be executed during the term hereof) and all cash or other property deposited by tenants to secure performance of their obligations under the Leases, including, without limitation, the immediate and continuing right to receive and collect all condemnation awards and insurance proceeds, the right to accept or reject any offer made by any tenant pursuant to its Lease to purchase the Premises and any other property subject to the Lease as therein provided, and Assignor hereby appoints Bank as its agent and attorney-in-fact to perform all other necessary or appropriate acts with respect to such Leases as agent and attorney-in-fact for Assignor, which appointment is irrevocable and coupled with an interest, 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 all from the date hereof to the end of the respective terms of the Leases and any renewals and extensions thereof, and in all cases both before and after the commencement by or against the Assignor of any case or proceeding under any Federal or State bankruptcy, insolvency or similar law (collectively, the “**Rents**”). This Assignment is a present absolute and unconditional assignment from the Assignor to the Bank and not merely the granting of a security interest. The Assignor further represents, warrants and covenants to the Bank as follows:

1. **Status of Leases.** The Assignor represents and warrants that (i) as of the date hereof there are no Leases affecting the Premises except as set forth on Exhibit B attached hereto; (ii) the Leases are valid and enforceable; (iii) neither the Assignor nor the tenants are in default under any of the terms of the Leases; (iv) no rent reserved in any of the Leases has been prepaid for a period of more than one month in advance, anticipated, pledged or assigned; and (v) the amount and location of any security deposits given by the tenant under any Lease are identified on Exhibit B with the other information for such Lease.

2. **Performance and Enforcement of Leases.** The Assignor shall, at its sole cost and expense, (i) observe and perform, or cause to be observed and performed, each and every term, covenant and provision of the Leases on the part of the landlord thereunder to be observed and performed, (ii) promptly send copies of all notices of default which the Assignor shall send or receive under the Leases to the Bank, (iii) enforce, short of termination thereof, the observance and performance of each and every term, covenant and provision of the Leases on the part of the tenants thereunder to be observed and performed, and (iv) appear in and defend any action or proceeding arising under or in any manner connected with the Leases or with the obligations and undertakings of the landlord or the tenants thereunder. If the Assignor shall fail to pay, perform or observe any of its covenants or agreements

hereunder or under any of the Leases, the Bank may pay, perform or observe the same and collect the cost thereof from the Assignor.

3. **Restrictions on Actions Under Leases.** The Assignor shall not, without the prior written consent of the Bank, (i) further assign or attempt to assign the Leases or any portion of the Rents due and payable or to become due and payable thereunder, (ii) alter, modify, amend or change the terms of any of the Leases or surrender, renew, cancel or terminate the same or do anything whatsoever affecting any guaranty of any of the Leases or consent to any of the foregoing, (iii) accept prepayments of any portion of the Rents for a period of more than one (1) month in advance, (iv) enter into any lease, license or other agreement for occupancy after the date hereof for the Premises, or any part thereof, without the prior written consent of the Bank, or (v) discount any future accruing Rents.

4. **Bank Not Obligated Under Leases.** This Assignment shall not be deemed or construed to obligate the Bank to take any action or incur any expense or perform or discharge any obligation, duty or liability under the Leases, and the Assignor hereby agrees to indemnify, defend and hold the Bank harmless from and against all liability, cost, loss or damage, including, but not limited to, reasonable attorneys' fees, which the Bank may or might incur under the Leases (or any of them) or relating to the Premises or under or by reason of this Assignment and from and against the Bank by reason of any alleged obligation or undertaking on the Bank's part to perform or discharge any of the terms, covenants or provisions contained in the Leases. Nothing contained in this Assignment and no entry by the Bank upon the Premises as hereinafter provided, shall be construed to constitute the Bank as a mortgagee in possession or render the Bank liable in any way for any injury or damage to person or property sustained by any person or entity in, on, or about the Premises.

5. **Revocable License; Event of Default.** This Assignment has been made as additional security for the payment of the Obligations and the observance and performance by the Assignor of the terms, covenants and provisions of the Loan Documents on the Assignor's part to be observed and performed. So long as no Event of Default shall exist under the Note, the Mortgage or any of the other Loan Documents and no event shall have occurred which, by the lapse of time or the giving of notice, or both, is or would become an Event of Default thereunder, the Assignor shall have a license to occupy the Premises as landlord or otherwise and to collect, use and enjoy the rents, issues and profits and other sums payable under and by virtue of any Lease (but only as the same become due under the provisions of such Lease) and to enforce the covenants of the Leases, provided that any amounts collected by the Assignor shall be held by the Assignor in trust for the benefit of the Bank for use in the payment of all sums due on the Obligations.

Upon the occurrence of an Event of Default under the Note, the Mortgage or any of the other Loan Documents, the right and license granted to the Assignor in this Assignment shall be automatically revoked without any notice or further action whatsoever and the Bank, 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, reasonable attorneys' fees) as determined by the Bank, 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 exercise any or all of the rights and remedies contained in the Note, the Mortgage, the Loan Documents or at law or in equity; and (c) without regard to the adequacy of the security, with or without process of law, personally or by agent or attorney, or by a receiver to be appointed by court, enter upon, take and maintain possession of and hold, maintain, control

and operate the Premises, or any part thereof, together with all documents, books, records, papers, and accounts relating thereto and exclude the Assignor and its agents and servants therefrom, as fully and to the same extent as the Assignor could do if in possession and in such event, without limitation and at the expense of the Assignor, from time to time cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the Premises or any part thereof, as the Bank deems judicious, and pay taxes, assessments and other charges on the Premises, or any part thereof, and insure and reinsure the same, and lease the Premises, or any part thereof, for such terms and on such terms as the Bank deems desirable, including leases for terms expiring beyond the maturity of the indebtedness secured by the Loan Documents and cancel any Lease or sublease thereof for any cause or on any ground. The Bank may retain and apply the Rents toward payment of the Obligations in such priority and proportions as the Bank, in its sole discretion, shall deem proper.

6. INSTRUCTIONS TO TENANTS AFTER DEFAULT. TIME IS OF THE ESSENCE HEREOF. THE 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 THE BANK OF THE BANK'S RIGHT TO RECEIVE THE RENTS AND OTHER AMOUNTS DUE UNDER SUCH LEASES, TO PAY TO THE BANK 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 THE BANK AND SHALL PAY SUCH RENTS AND OTHER AMOUNTS TO THE BANK WITHOUT ANY OBLIGATION OR RIGHT TO DETERMINE THE ACTUAL EXISTENCE OF ANY DEFAULT OR EVENT CLAIMED BY THE BANK AS THE BASIS FOR THE BANK'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 THE BANK.

7. Operation of Premises After Default. Upon the occurrence of a default or an Event of Default under the Note, the Mortgage or any of the other Loan Documents, the Bank shall have the right, at its option, to enter and take over and assume the management, operation and maintenance of the Premises and to perform all necessary and proper acts and to expend such sums out of the income of the Premises as may be necessary in connection therewith, in the same manner and to the same extent as the Assignor might do, including the right to effect new leases, cancel or surrender some or all of the Leases, alter, modify or amend the provisions thereof, or make concessions to the tenants thereunder, and the Assignor hereby releases and waives all claims against the Bank arising out of such management, operation and maintenance. In addition to the above, upon the occurrence of a default or an Event of Default under the Note, the Mortgage or any of the other Loan Documents, the Assignor expressly consents to the appointment of a receiver for the Premises, without notice, either by the Bank or a court of competent jurisdiction, to take all acts in connection with the Premises permitted by law or in equity and to deduct from any and all Rents and other amounts received from the Leases the customary or statutory amount in the county or counties wherein the Premises or any portion thereof is located to compensate such receiver for its actions.

8. Coverage of All Leases. Any and all other Leases affecting the Premises or any portion thereof presently in effect or hereafter entered into by the Assignor shall be covered by the provisions of this Assignment and all such Leases and all of the Assignor's right, title and interest in all such Leases

and Rents are hereby assigned to the Bank until the end of the respective terms thereof, including any renewals or extensions thereof, subject to all of the terms, covenants and provisions of this Assignment. The Assignor shall deliver a true and correct copy of each such Lease to the Bank promptly after the execution and delivery of the same. The Assignor shall, upon the request of the Bank, execute and deliver in recordable form all instruments which the Bank may reasonably request to further evidence and confirm such assignment of each such Lease.

9. **Notices.** All notices, demands, requests, consents, approvals and other communications required or permitted hereunder (“**Notices**”) must be in writing and will be effective upon receipt. Notices may be given in any manner to which the parties may separately agree, including electronic mail. Without limiting the foregoing, first-class mail, facsimile transmission and commercial courier service are hereby agreed to as acceptable methods for giving Notices. Regardless of the manner in which provided, Notices may be sent to a party’s address as set forth above or to such other address as any party may give to the other for such purpose in accordance with this section.

10. **Preservation of Rights.** No delay or omission on the Bank’s part to exercise any right or power arising hereunder will impair any such right or power or be considered a waiver of any such right or power, nor will the Bank’s action or inaction impair any such right or power. The Bank’s rights and remedies hereunder are cumulative and not exclusive of any other rights or remedies which the Bank may have under other agreements, at law or in equity. Without limiting the foregoing, nothing contained in this Assignment is intended or shall be construed to prevent the Bank in the exercise of its discretion from foreclosing the Mortgage or otherwise enforcing the provisions thereof in accordance with its terms. To the extent permitted by law, the Assignor hereby waives any and all legal requirements that the Bank institute any action or proceeding in law or in equity against any other party, or exhaust its remedies under the Mortgage and the other Loan Documents, or in respect of any other security held by the Bank as a condition precedent to exercising its rights and remedies under this Assignment. The Assignor agrees that the collection of rents and the application thereof as aforesaid or the entry upon and taking of possession of the Premises, or any part thereof, by the Bank shall not cure or waive any default, or waive, modify or affect any notice of default under the Note or the Loan Documents, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by the Bank, once exercised, shall continue for so long as the Bank shall elect. If the Bank 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.

11. **Illegality.** If any provision contained in this Assignment should be invalid, illegal or unenforceable in any respect, it shall not affect or impair the validity, legality and enforceability of the remaining provisions of this Assignment.

12. **Changes in Writing.** No modification, amendment or waiver of, or consent to any departure by the Assignor from, any provision of this Assignment will be effective unless made in a writing signed by the Bank, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No notice to or demand on the Assignor will entitle the Assignor to any other or further notice or demand in the same, similar or other circumstance.

13. **Further Assurances.** Assignor will, at the cost of Assignor, upon the Bank’s request, do, execute, acknowledge and deliver to the Bank such further documents, assurances and statements and do or cause to be done all and every such further acts, things, deeds, conveyances and the like as the Bank

may deem necessary or appropriate to effect the transactions contemplated hereby or to confirm the assumption of and agreement to pay, perform and discharge the liabilities and obligations hereby assumed and agreed to be paid, performed or discharged, or intended so to be.

14. Successors and Assigns. This Assignment will be binding upon and inure to the benefit of the Assignor and the Bank and their respective heirs, executors, administrators, successors, assigns and any subsequent owner of the Premises; provided, however, that the Assignor may not assign this Assignment in whole or in part without the Bank's prior written consent and the Bank at any time may assign this Assignment in whole or in part.

15. Governing Law and Jurisdiction. This Assignment has been delivered to and accepted by the Bank and will be deemed to be made in the State where the Bank's office indicated above is located. **THIS ASSIGNMENT WILL BE INTERPRETED AND THE RIGHTS AND LIABILITIES OF THE PARTIES HERETO DETERMINED IN ACCORDANCE WITH THE LAWS OF THE STATE WHERE THE BANK'S OFFICE INDICATED ABOVE IS LOCATED, EXCLUDING ITS CONFLICT OF LAWS RULES, EXCEPT THAT THE LAWS OF THE STATE WHERE THE PREMISES ARE LOCATED (IF DIFFERENT FROM THE STATE WHERE SUCH OFFICE OF THE BANK IS LOCATED) SHALL GOVERN THE CREATION, PERFECTION AND FORECLOSURE OF THE LIENS CREATED HEREUNDER ON SUCH PREMISES OR ANY INTEREST THEREIN.** The Assignor hereby irrevocably consents to the exclusive jurisdiction of any state or federal court in the county or judicial district where the Bank's office indicated above is located (and any State where the Premises are located); provided that nothing contained in this Assignment will prevent the Bank from bringing any action, enforcing any award or judgment or exercising any rights against the Assignor individually, against any security or against any property of the Assignor within any other county, state or other foreign or domestic jurisdiction. The Bank and the Assignor agree that the venue provided above is the most convenient forum for both the Bank and the Assignor. The Assignor waives any objection to venue and any objection based on a more convenient forum in any action instituted under this Assignment.

16. Counterparts. This Assignment may be signed in any number of counterpart copies and by the parties hereto on separate counterparts, but all such copies shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page to this Assignment by facsimile transmission shall be effective as delivery of a manually executed counterpart. Any party so executing this Assignment by facsimile transmission shall promptly deliver a manually executed counterpart, provided that any failure to do so shall not affect the validity of the counterpart executed by facsimile transmission.

17. Entire Agreement. This Assignment (including the documents and instruments referred to herein) constitutes the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

18. Interpretation. In this Assignment, unless the Assignor and Bank otherwise agree in writing, the singular includes the plural and the plural the singular; words importing any gender include the other genders; references to statutes are to be construed as including all statutory provisions consolidating, amending or replacing the statute referred to; the word "or" shall be deemed to include "and/or", the words "including", "includes" and "include" shall be deemed to be followed by the words "without limitation", references to articles, sections (or subdivisions of sections) or exhibits are to those of this Assignment; and references to agreements and other contractual instruments shall be deemed to

include all subsequent amendments and other modifications to such instruments, but only to the extent such amendments and other modifications are not prohibited by the terms of this Assignment. Section headings in this Assignment are included for convenience of reference only and shall not constitute a part of this Assignment for any other purpose. If this Assignment is executed by more than one party as Assignor, the obligations of such persons or entities will be joint and several.

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19. WAIVER OF JURY TRIAL. THE ASSIGNOR IRREVOCABLY WAIVES ANY AND ALL RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM OF ANY NATURE RELATING TO THIS ASSIGNMENT, ANY DOCUMENTS EXECUTED IN CONNECTION WITH THIS ASSIGNMENT OR ANY TRANSACTION CONTEMPLATED IN ANY OF SUCH DOCUMENTS. THE ASSIGNOR ACKNOWLEDGES THAT THE FOREGOING WAIVER IS KNOWING AND VOLUNTARY.

The undersigned acknowledges that it has read and understood all the provisions of this Assignment, including the waiver of jury trial, and has been advised by counsel as necessary or appropriate.

WITNESS the due execution hereof as a document under seal, as of the date first written above.

WITNESS / ATTEST:

BLACKRIDGE PARTNERS, LLC

N/A
Print Name: _____
Title: _____

By: [Signature]
Print Name: J. Levi Mixon
Title: Authorized Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Levi Mixon, whose name as an authorized representative of Blackridge Partners, LLC, an Alabama limited liability company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 28th day of DECEMBER, 2015.

[Signature]
Notary Public

[AFFIX SEAL]

My commission expires: 4-17-2016

GARY JONES
Notary Public, Alabama State At Large
My Commission Expires April 17, 2016

EXHIBIT A

Legal Description

Parcel A (referenced as Parcel III on survey):

Part of the South 1/2 of SW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of Section 5, Township 20 South, Range 3 West; thence run in an Easterly direction along the South line of the Southwest 1/4 of said Section 5 for a distance of 128.27 feet to a set WSE iron (CA#003) at the POINT OF BEGINNING, said point being on the Southeast Right-of-Way line of a CSX Railroad; thence continue along the last stated course for a distance of 2522.62 feet to a found 3" capped pipe at the Southeast corner of said Southwest 1/4; thence turn an angle to the left of 91°59'07" and run in a Northerly direction along the East line of said Southwest 1/4 for a distance of 1321.47 feet to a found 3" capped pipe at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 5; thence turn an angle to the left of 87°59'34" and run in a Westerly direction along the North line of the South 1/2 of the Southwest 1/4 of said Section 5 for a distance of 1724.34 feet to a found Paragon iron on the Southeast right-of-way line of said CSX Railroad; thence turn an angle to the left of 61°11'52" and run in a Southwesterly direction along said right-of-way line for a distance of 1394.66 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 2815.00 feet and a central angle of 1°55'12"; thence in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 94.33 feet to a point; thence turn an angle to the right of 90°0'0" (Angle Measured from Tangent) and run in a Northwesterly direction along said right-of-way line for a distance of 25.00 feet to a point, said point being on a curve to the left having a radius of 2840.00 feet and a central angle of 0°37'06"; thence turn an angle to the left of 90°0'0" (Angle Measured to Tangent) and run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 30.65 feet to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Said parcel containing 64.027 acres, more or less.

Parcel B (referenced as Parcel IV on survey):

A parcel of land situated in the SE 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 (being a set WSE iron – CA#003) of Section 5, Township 20 South, Range 3 West; thence West along the South line of said SW 1/4 of the SE 1/4 a distance of 1324.29 feet to a found 3" capped pipe, being the Southwest corner of said SW 1/4 of the SE 1/4; thence $88^{\circ}03'53''$ to the right in a Northerly direction along the West line of said SW 1/4 of the SE 1/4 a distance of 1321.50 feet to a found 3" capped pipe, being the Northwest corner of said SW 1/4 of the SE 1/4; thence $91^{\circ}52'26''$ to the right in an Easterly direction along the North line of said SW 1/4 of the SE 1/4 a distance of 367.03 feet to a found capped rebar; thence $60^{\circ}49'54''$ to the left in a Northeasterly direction a distance of 577.29 feet to a found capped rebar; thence $2^{\circ}05'18''$ to the right in a Northeasterly direction a distance of 469.04 feet to a found capped rebar; thence $3^{\circ}11'20''$ to the left in a Northeasterly direction a distance of 268.34 feet to a found capped rebar; thence $27^{\circ}27'54''$ to the right in a Northeasterly direction a distance of 316.41 feet to a found capped rebar, being the Northeast corner of the NW 1/4 of the SE 1/4; thence $34^{\circ}32'36''$ to the right in an Easterly direction along the North line of the NE 1/4 of the SE 1/4 a distance of 267.09 feet to a set WSE iron (CA#003) on the Southwesterly Right-of-Way line of CSX Railroad; thence $43^{\circ}55'51''$ to the right in a Southeasterly direction along said Right-of-Way line a distance of 166.77 feet to a point that is 82.00 feet Southwesterly of the T.S. (Tangent to Spiral) of a spiral curve to the right having an L_s of 99.00 feet and a θ_s of $1^{\circ}00'$ at station 21468+30 (stations listed hereon are from the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541); thence $0^{\circ}19'39''$ to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.C. (Spiral to Curve) of a curve to the right having a radius of 2782.79 feet and a central angle of $19^{\circ}38'34''$ at station 21469+29; thence $0^{\circ}39'45''$ to the right (angle measured chord to tangent) in a Southeasterly direction along the arc of said curve, being the Southwesterly Right-of-Way line of said CSX Railroad a distance of 954.02 feet to a point that is 82.00 feet Southwesterly of the C.S. (Curve to Spiral) of a spiral curve to the right having an L_s of 99.00 feet and a θ_s of $1^{\circ}00'$ at station 21479+09; thence $0^{\circ}39'45''$ to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.T. (Spiral to Tangent) at station 21480+08; thence $0^{\circ}19'39''$ to the right (angle measured chord to tangent) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad a distance of 300.58 feet to set WSE iron (CA#003) being on the South line of the NE 1/4 of the SE 1/4 of said Section 5; thence $114^{\circ}28'04''$ to the right in a Westerly direction (leaving said Right-of-Way line) along the South line of the NE 1/4 of the SE 1/4 a distance of 1125.07 feet to a found 3" capped pipe, being the Southwest corner of the NE 1/4 of the SE 1/4; thence $92^{\circ}02'57''$ to the left in a Southerly direction along the East line of the SW 1/4 of the SE 1/4 a distance of 1322.98 feet to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Containing 80.200 acres.

Parcel C (referenced as Parcel V on survey):

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being a 3" capped pipe rusted off at ground level; thence in a Northerly direction along the Westerly line of said Section a distance of 517.96 feet to a set WSE iron (CA#003) at the intersection of said Section line and the Southwesterly line of a CSX Railroad Right-of-Way, said point being 200 feet from the centerline of the south bound main line referenced in Deed Book 34, Page 491 and shown on the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence $157^{\circ}32'29''$ to the right in a Southeasterly direction along said Right-of-Way line, parallel to and 200 feet from the centerline of said south bound main line a distance of 364.83 feet to a set WSE iron (CA#003); thence $90^{\circ}00'00''$ left in a Northeasterly direction along said Right-of-Way line a distance of 166.43 feet to a point on a curve to the left having a radius of 5804.65 feet and a central angle of $2^{\circ}51'45''$, said curve being 75.00 feet from and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence $86^{\circ}27'55''$ to the right (angle measured to tangent) in a Southeasterly direction along the arc of said curve and along said Right-of-Way line a distance of 290.00 feet to the intersection of said Right-of-Way line and the South line of said Section 4; thence $120^{\circ}36'02''$ to the right (angle measured to tangent) in a Westerly direction (leaving said Right-of-Way) along the South line of said Section 4 a distance of 426.96 feet to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Containing 2.279 Acres.

Parcel D (referenced as Parcel VI on survey):

A parcel of land situated in the East ½ of the NE ¼ of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama lying East of the Easterly Right-of-Way line of a CSX Railroad being more particularly described as follows:

COMMENCE at the Northeast corner of Section 7, Township 20 South, Range 3 West (3" capped pipe); thence run in a Southerly direction along the East line of said Section for a distance of 289.40 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1893.46 feet to the point of intersection of said Section line and said Easterly right-of-way line of a CSX Railroad, said point being in a curve to the right having a radius of 1057.89 feet and a central angle of 47°18'04", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence leaving the previously described course, turn an angle to the right of 140°08'25" (angle measured to tangent) and run in a Northwesterly direction along the arc of said curve and along said right-of-way line a distance of 873.35 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1720.46 feet and a central angle of 2°04'15", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence turn an angle to the right of 90°0'0" (angle measured from tangent) and run in a Northwesterly direction along said right-of-way line for a distance of 50.00 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1770.46 feet and a central angle of 5°19'53", said curve being 25.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence turn an angle to the right of 90°0'0" (angle measured to tangent) and run in a Northeasterly direction along the arc of said curve and along said right-of-way line a distance of 164.74 feet; thence run in a Northeasterly direction tangent from said curve and along said right-of-way line for a distance of 564.47 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 2950.00 feet and a central angle of 6°10'09", said curve being 25.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Northeasterly direction along the arc of said curve and along said right-of-way line for a distance of 317.64 feet to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Said parcel containing 7.211 acres, more or less.

Parcel E (referenced as Parcel VII on survey):

All that portion of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama, lying North and West of the Southerly and Easterly bank of the Cahaba River and East of the Easterly Right-of-Way line of a CSX Railroad, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 8, Township 20 South, Range 3 West (3" capped pipe) and run in an Easterly direction along the South line of said Section for a distance of 763.05 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1796 feet (more or less) to the point of intersection of said Section line and the Easterly bank of the Cahaba River; thence turning an angle to the left and meandering in a Northeasterly, Northwesterly, Northeasterly, Southeasterly, Southwesterly, and Southeasterly direction along the Easterly, Southerly, Westerly, and Southerly bank of said Cahaba River, run for a distance of 6997 feet (more or less) to the point of intersection of said Southerly bank and the East line of said Section 8; thence leaving the previously described course, run in a Northerly direction along said East line of Section 8 for a distance of 3962 feet (more or less) to the Northeast corner of said Section 8 (3" capped pipe); thence turn an angle to the left of 88°02'18" and run in a Westerly direction along the North line of said Section 8 for a distance of 2648.58 feet to the Northwest corner of the Northeast ¼ of said Section 8 (3" capped pipe); thence turn an angle to the right of 0°3'26" and run in a Westerly direction along said North line of said Section for a distance of 2522.62 feet to the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad, said point being in a curve to the left having a radius of 2950.00 feet and a central angle of 6°06'39", said curve being 25.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence leaving the previously described course, turn an angle to the left of 63°53'14" (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 314.63 feet to the point of intersection of said Easterly right-of-way line and the West line of said Section 8; thence leaving the previously described course, turn an angle to the left of 21°0'46" (angle measured from tangent) and run in a Southerly direction along said West line of said Section 8 for a distance of 1893.46 feet to the point of intersection of said Easterly right-of-way line of a CSX Railroad and said West line of Section 8, said point being in a curve to the left having a radius of 1057.89 feet and a central angle of 2°43'17", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence leaving the previously described course, turn an angle to the left of 39°51'35" (angle measured to tangent) and run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 50.25 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 1720.47 feet and a central angle of 7°24'07", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 222.27 feet; thence continue tangent from said curve and run in a Southeasterly direction along said right-of-way line for a distance of 191.76 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 7010.12 feet and a central angle of 1°55'12", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 234.91 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1535.40 feet and a central angle of 63°24'22", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southerly direction along the arc of said curve and along said right-of-way line for a distance of 1699.14 feet to the P.C. (Point of Curvature) of a

curve to the right having a radius of 7009.76 feet and a central angle of $1^{\circ}55'12''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 234.91 feet; thence continue tangent from said curve and run in a Southwesterly direction along said right-of-way line for a distance of 235.91 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 2591.53 feet and a central angle of $5^{\circ}04'51''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 229.82 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 1051.00 feet and a central angle of $19^{\circ}52'22''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southerly direction along the arc of said curve and along said right-of-way line for a distance of 364.53 feet to the POINT OF BEGINNING.

Said parcel is subject to Elvira Road (Shelby County Highway #269) prescriptive road and right-of-way.

LESS and EXCEPT any Rights-of-Way which may exist.

Said parcel containing 467.9 acres, more or less.

Parcel F (referenced as Parcel VIII on survey):

A portion of the West 1/2 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Section 9, Township 20 South, Range 3 West (3" capped pipe); thence in an Easterly direction along the North line of said Section a distance of 379.14 feet to the intersection of said Section line and the West line of a CSX Railroad Right-of-Way; thence in a Southerly direction along said Right-of-Way line a distance of 3,973 feet (more or less) to the intersection of said Right-of-Way line and the South bank of the Cahaba River; thence in a Westerly direction along the South bank of said Cahaba River a distance of 1475 feet (more or less) to the intersection of said South bank and the West line of said Section 9; thence in a Northerly direction along the West line of said Section a distance of 3962 feet (more or less) to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Said parcel containing 68.2 acres, more or less.

Parcel G (referenced as Parcel X on survey):

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, lying West of the Easterly bank of the Cahaba River and East of the Easterly Right-of-Way line of a CSX Railroad being more particularly described as follows:

COMMENCE at the Northwest corner of Section 17, Township 20 South, Range 3 West (3" capped pipe); thence run in an Easterly direction along the North line of said Section for a distance of 763.05 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1796 feet (more or less) to the point of intersection of said Section line and said Easterly bank of the Cahaba River; thence turning an angle to the right and meandering in a Southwesterly direction along said Easterly bank of the Cahaba River, run for a distance of 1340 feet (more or less) to the point of intersection of said Easterly bank and said Easterly right-of-way line of a CSX Railroad; thence leaving the previously described course, run in a Northwesterly direction along said Easterly right-of-way line for a distance of 477 feet (more or less); thence turn an angle to the left of $90^{\circ}0'0''$ and run in a Southwesterly direction along said Easterly right-of-way line for a distance of 25.00 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 2591.53 feet and a central angle of $5^{\circ}04'51''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence turn an angle to the right of $90^{\circ}0'0''$ (angle measured to tangent) and run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 229.81 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1051.00 feet and a central angle of $42^{\circ}30'04''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 779.62 feet to the POINT OF BEGINNING.

LESS and EXCEPT any Rights-of-Way which may exist.

Said parcel containing 22.6 acres, more or less.

The above Parcels A through G contain a total of 712.4 acres, more or less, including the area of the Elvira Road (Shelby County Highway #269) prescriptive right-of-way.

Parcel H:Road Right-of-Way (appurtenant)

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, the Northeast $\frac{1}{4}$ of the of the Southeast $\frac{1}{4}$ of Section 18, the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast $\frac{1}{4}$ of Section 19, Township 20 South, Range 3 West (3" capped pipe) and run West along the North line of said section for a distance of 3123.22 feet; thence turn an angle to the left of $90^{\circ}0'0''$ and leaving said section line, run in a Southerly direction for a distance of 457.70 feet to a point on the Easterly right-of-way of Shelby County 52, said point being the POINT OF BEGINNING of a 60 foot wide road right-of-way lying 30 feet on both sides of and parallel to the following described centerline; thence run in a Northeasterly direction for a distance of 144.18 feet to the P.C. (Point of Curvature) of a curve to the right having a central angle of $27^{\circ}55'53''$ and a radius of 140.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 68.25 feet to the P.T. (Point of Tangency) of said curve; thence run in a Northeasterly direction for a distance of 83.61 feet to the P.C. of a curve to the left having a central angle of $50^{\circ}12'38''$ and a radius of 150.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 131.45 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 93.32 feet to the P.C. of a curve to the left of having a central angle of $4^{\circ}28'0''$ and a radius of 750.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 58.47 feet to the P.T. of said curve; thence run in a Northeasterly direction crossing the South line of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, at a point 2671.19 feet to the West of the Southeast corner of the Southeast $\frac{1}{4}$ of said Section 18 (3" capped pipe), for a distance of 379.49 feet to the P.C. of a curve to the right having a central angle of $63^{\circ}37'46''$ and a radius of 220.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 244.32 feet to the P.T. of said curve; thence run in an Easterly direction for a distance of 388.08 feet to the P.C. of a curve to the left having a central angle of $44^{\circ}39'01''$ and a radius of 650.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 506.54 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 199.48 feet to the P.C. of a curve to the right having a central angle of $12^{\circ}13'06''$ and a radius of 700.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 149.28 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 163.52 feet to the P.C. of a curve to the left having a central angle of $68^{\circ}23'43''$ and a radius of 275.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 328.27 feet to the P.T. of said curve; thence run in a Northwesterly direction for a distance of 141.97 feet to the P.C. of a curve to the right having a central angle of $21^{\circ}14'06''$ and a radius of 300.00; thence run in a Northeasterly direction along the arc of said curve for a distance of 111.19 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 128.97 feet to the P.C. of a curve to the right having a central angle of $49^{\circ}48'45''$ and radius of 400.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 347.76 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 275.41 feet to the P.C. of a curve to the right having a central angle of $5^{\circ}55'12''$ and radius of 1400.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 144.65 feet to the P.R.C. (Point of Reverse Curvature) of a curve to the left having a central angle of $20^{\circ}55'10''$ and a radius of 925.00 feet;

thence run in a Northeasterly direction along the arc of said curve for a distance of 337.73 feet to the P.C.C. (Point of Compound Curvature) of a curve to the left having a central angle of $91^{\circ}26'22''$ and a radius of 525.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 837.86 feet to the P.T. of said curve; thence run in a Northwesterly direction for a distance of 404.68 feet to the P.C. of a curve to the right having a central angle of $87^{\circ}07'06''$ and a radius of 900.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 1368.45 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 403.99 feet to the P.C. of a curve to the right having a central angle of $26^{\circ}30'42''$ and a radius of 975.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 451.15 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 110.65 feet to the P.C. of a curve to the left having a central angle of $13^{\circ}42'44''$ and a radius of 750.00 feet; thence run in a Northeasterly direction along the arc of said curve and crossing the North line of said Section 18 at a point 183.52 feet to the West of the Northeast corner of the Northeast $\frac{1}{4}$ of said Section 18 (3" capped pipe) for a distance of 179.49 feet to the P.T. of said curve; thence run in a Northeasterly direction crossing the East line of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, at a point 134.28 feet to the North of the Southeast corner of the Southeast $\frac{1}{4}$ of said Section 7 (3" capped pipe), for a distance of 271.59 feet to the P.C. of a curve to the right having a central angle of $26^{\circ}18'46''$ and a radius of 425.00 feet; thence run along the arc of said curve for a distance of 195.18 feet to the P.T. of said curve; thence run in a Northeasterly direction for a distance of 142.87 feet to the P.C. of a curve to the left having a central angle of $21^{\circ}47'02''$ and a radius of 550.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 209.11 feet to on Westerly right-of-way of a CSX Railroad, said right-of-way being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036, said point being the end of this road right-of-way.

EXHIBIT B

Schedule of Leases

none



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/30/2015 01:53:09 PM
\$68.00 JESSICA
20151230000443750

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the judge.