

#00127034255-1

RECORDATION REQUESTED BY:

Renasant Bank
Birmingham Renasant Place Office
2001 Park Place N Suite 100
Birmingham, AL 35203

WHEN RECORDED MAIL TO:

Renasant Bank
Document Control Dept.
P O Box 4140
Tupelo, MS 38803

SEND TAX NOTICES TO:

Renasant Bank
Birmingham Renasant Place Office
2001 Park Place N Suite 100
Birmingham, AL 35203

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



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ASSIGNMENT OF RENTS

NOTICE: This Assignment is given as additional security for the indebtedness, which also is secured by a mortgage or other security instrument on which the recording tax in the full amount of the indebtedness has already been paid.

THIS ASSIGNMENT OF RENTS dated December 5, 2017, is made and executed between MBK II, LLC, whose address is 631 2ND AVE S SUITE 300, NASHVILLE, TN 37210 (referred to below as "Grantor") and Renasant Bank, whose address is 2001 Park Place N Suite 100, Birmingham, AL 35203 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in SHELBY County, State of Alabama:

See EXHIBIT "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 234 CAHABA VALLEY RD, PELHAM, AL 35124.

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Alabama and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have

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(Continued)**

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performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note, or the maximum rate permitted by law, whichever is less, from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the

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laws of the State of Alabama without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Alabama.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waive Jury. All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Alabama as to all indebtedness secured by this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means MBK II, LLC.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means MBK II, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

Lender. The word "Lender" means Renasant Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated December 5, 2017, in the original principal amount of \$583,534.04 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.



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THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON DECEMBER 5, 2017. THIS ASSIGNMENT IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS ASSIGNMENT IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

MBK II, LLC

BODNAR INVESTMENT GROUP, INC., Officer of MBK II, LLC

By:  (Seal)
JOHN MICHAEL BODNAR, Vice President of
BODNAR INVESTMENT GROUP, INC.

This ASSIGNMENT OF RENTS prepared by:

Name: FRED ELLIOTT
Address: 2001 Park Place N Suite 100
City, State, ZIP: Birmingham, AL 35203

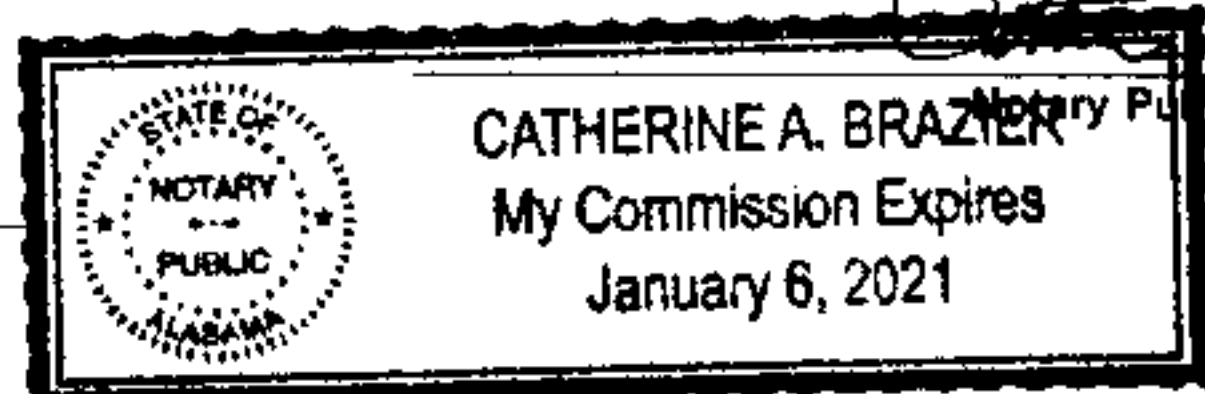
CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that JOHN MICHAEL BODNAR, Vice President of BODNAR INVESTMENT GROUP, INC., Officer of MBK II, LLC, a corporation, is signed to the foregoing Assignment and who is known to me, acknowledged before me on this day that, being informed of the contents of said ASSIGNMENT OF RENTS, he or 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 5th day of December, 2017.

My commission expires 1/6/2021



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EXHIBIT "A"

PARCEL I:

A parcel of land located in the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, City of Pelham, Shelby County, Alabama; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 79.46 feet; thence right 86 deg. 49 min. 01 sec. Westerly 129.18 feet to the POINT OF BEGINNING; thence left 00 deg. 29 min. 40 sec. Westerly 151.35 feet; thence right 85 deg. 55 min. 12 sec. Northerly 190.41 feet; thence right 90 deg. 00 min. 00 sec. Northeasterly 7.00 feet; thence left 90 deg. 00 min. 00 sec. Northerly 47.08 feet to the Southerly new right of way line of Alabama Highway No. 119, being seventy feet South of the roadway centerline; thence right 97 deg. 14 min. 20 sec. Northeasterly to the chord of a curve concave Northerly with a radius of 1,979.89 feet, a central angle of 4 deg. 42 min. 35 sec. and a chord length of 162.70 feet; thence run Easterly, then Northeasterly along the arc of said curve 162.75 feet; thence turn an interior angle left 92 deg. 51 min. 41 sec. from the chord of said curve Southerly 228.42 feet to the point of beginning.

PARCEL II:

TOGETHER WITH the following non-exclusive, perpetual easements which are intended to run with the land:

- 1) An easement for vehicular and pedestrian EGRESS ONLY in an easterly direction only over and across the real property described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 39.18 feet to the POINT OF BEGINNING of the centerline of a twelve foot wide Access Easement; thence right 86 deg. 36 min. 31 sec. Westerly 131.52 feet to the termination of said easement.

- 2) An easement for vehicular and pedestrian ingress and egress over and across those parcels of real property described as follows:



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EXHIBIT "A"

i) Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet to the POINT OF BEGINNING; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 79.46 feet; thence right 86 deg. 49 min. 01 sec. Westerly 129.18 feet; thence left 00 deg. 29 min. 40 sec. Westerly 151.35 feet; thence left 94 deg. 04 min. 54 sec. Southeasterly 13.36 feet; thence right 10 deg. 02 min. 56 sec. Southerly 76.42 feet; thence left 90 deg. 00 min. 22 sec. Easterly 45.50 feet; thence left 90 deg. 00 min. 00 sec. Northerly 35.11 feet to the P.C. of a curve to the right with a radius of 15 feet and a chord length of 20.23 feet; thence right 41 deg. 38 min. 42 sec. to the chord of said curve and run 22.20 feet along the arc of said curve; thence right 42 deg. 23 min. 37 sec. from the chord of said curve Easterly 92.80 feet; thence right 00 deg. 29 min. 18 sec. Easterly 107.62 feet to the P.C. of a curve to the left with a radius of 48.50 feet and a chord length of 66.65 feet; thence turn left 43 deg. 24 min. 07 sec. to the chord of said curve and run 73.48 feet along the arc of said curve; thence left 42 deg. 18 min. 14 sec. from the chord Northerly 77.75 feet to the POINT OF BEGINNING.

ii) Commence at the Southeast corner of the Southwest 1/4 of Section 31; thence run North along the 1/4 section line 506.79 feet; thence left 121 deg. 25 min. 36 sec., 517.90 feet; thence 106 deg. 46 min. 08 sec. right and run in a Northwesterly direction along the Easterly property line of the "Interstate Restaurant Investors" property (which is the Westerly property line of the "Bassett Furniture" property) for a distance of 188.10 feet to the POINT OF BEGINNING; thence continue on last stated course 86.03 feet to an existing joint driveway easement as recorded by Inst. No. 1994-17716 in the Probate Office of Shelby County, Alabama; thence 90 deg. 00 min. 00 sec. left 16.22 feet; thence 82 deg. 42 min. 48 sec. left and leaving said existing easement run a distance of 83.28 feet; thence 90 deg. 00 min. 00 sec. left, 27.0 feet to the point of beginning.

iii) Commence at the Southeast corner of the Southwest 1/4 of Section 31; thence run North along the 1/4 section line 506.79 feet; thence left 121 deg. 25 min. 36 sec., 517.90 feet; thence 106 deg. 46 min. 08 sec. right and run in a Northwesterly direction along the Westerly property line of "Bassett Furniture" property (which is the Easterly property line of the "Interstate Restaurant Investors" property) for a distance of 188.10 feet to the POINT OF BEGINNING; thence continue on last stated course 86.03 feet to an existing joint driveway easement as recorded by Inst. No. 1994-17716 in the Probate Office of Shelby County, Alabama; thence 90 deg. 00 min. 00 sec. right, 11.0 feet; thence 97 deg. 17 min. 12 sec. right and leaving said existing easement run a distance of 86.73 feet to the POINT OF BEGINNING.

iv) A strip 18 feet in width, extending back from Highway 119, 100 feet along the border between "Bassett Furniture" property and "Interstate Restaurant Investors" property, for the use of a joint driveway. Said joint driveway is to be 36 feet in width, extending back 100 feet from Highway 119, one-half of which is located on the "Bassett Furniture" property and one-half located on the "Interstate Restaurant Investors" property; being further described as follows:

Commence at a point 11 feet Westerly and 16.22 feet Easterly of the Northeast and Northwest corners, respectively, of an easement described in Inst. No. 1999-49463, being the point of beginning of the centerline of the 36 foot wide easement described in Inst. No. 1994-17716, being on the joint property line of an existing Bassett Furniture Store on the East and property owned by Interstate Restaurant Investors (IRI) on the West; thence run Northwesterly along



EXHIBIT "A"

the property line 100 feet to the old South right of way line (80' wide right of way) of Alabama Highway No. 119, said easement being 36 feet wide, 18 feet wide on both sides of the above described centerline.

- 3) An easement for parking in up to 20 parking stalls on the real property described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet to the POINT OF BEGINNING; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 79.46 feet; thence right 86 deg. 49 min. 01 sec. Westerly 129.18 feet; thence left 00 deg. 29 min. 40 sec. Westerly 151.35 feet; thence left 94 deg. 04 min. 54 sec. Southeasterly 13.36 feet; thence right 10 min. 02 sec. 56 sec. Southerly 76.42 feet; thence left 90 deg. 00 min. 22 sec. Easterly 45.50 feet; thence left 90 deg. 00 min. 00 sec. Northerly 35.11 feet to the P.C. of a curve to the right with a radius of 15 feet and a chord length of 20.23 feet; thence right 41 deg. 38 min. 42 sec. to the chord of said curve and run 22.20 feet along the arc of said curve; thence right 42 deg. 23 min. 37 sec. from the chord of said curve Easterly 92.80 feet; thence right 00 deg. 29 min. 18 sec. Easterly 107.62 feet to the P.C. of a curve to the left with a radius of 48.50 feet and a chord length of 66.65 feet; thence turn left 43 deg. 24 min. 07 sec. to the chord of said curve and run 73.48 feet along the arc of said curve; thence left 42 deg. 18 min. 14 sec. from the chord Northerly 77.75 feet to the POINT OF BEGINNING.

- 4) An easement for ingress, egress and utilities over and across that portion of the real property known as the Frontage Road described as follows:

i) A parcel of land situated in the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the southeast corner of the Southwest 1/4 of said Section 31; thence run in a northerly direction along the east boundary of the said Southwest 1/4 for a distance of 506.79 feet; thence turn a deflection angle to the left 121 deg. 25 min. 36 sec. and run in a southwesterly direction for a distance of 1,325.96 feet; thence turn a deflection angle to the right of 129 deg. 40 min. 07 sec. and run in a northeasterly direction for a distance of 683.30 feet to point on a curve to the left and the POINT OF BEGINNING, which is the centerline of the 28.00 foot easement herein described; thence turn an interior angle to the left of 100 deg. 50 min. 51 sec. to the chord of said curve, said curve having a radius of 1,993.89 feet, a central angle of 05 min. 28 min. 31 sec. and a chord distance of 190.47 feet; thence run in an easterly direction parallel with the south right of way line of Alabama Highway No. 119 for a distance of 190.54 feet to the end of the easement herein described.

ii) A parcel of land situated in the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the southeast corner of the Southwest 1/4 of said Section 31; thence run in a northerly direction along the east boundary of the said Southwest 1/4 for a distance of 506.79 feet; thence turn a deflection angle to the left 121 deg. 25 min. 36 sec. and run in a southwesterly direction for a distance of 1,325.96 feet; thence turn a deflection angle to the right of 129 deg. 40 min. 07 sec. and run in a northeasterly direction for a distance of 683.30 feet to point on a curve to the left; thence turn an interior angle to the left of 100 deg. 50 min. 51 sec. to the chord of said curve, said curve having a radius of 1,993.89 feet, a central angle of 05 min. 28 min. 31 sec. and a chord distance of 190.47 feet; thence run in an easterly direction



EXHIBIT "A"

parallel with the south right of way line of Alabama Highway No. 119 for a distance of 190.54 feet to a point on a curve to the left and the POINT OF BEGINNING, which is the centerline of the 28.00 foot easement herein described; thence turn an interior angle to the right 172 deg. 37 min. 09 sec. from chord to chord of said curve, said curve having a radius of 1,993.89 feet, a central angle of 09 deg. 17 min. 10 sec.; a chord distance of 322.80 feet; thence run along the arc of said curve parallel to said right of way for a distance of 323.16 feet to the end of the easement herein described.

- 5) An easement for storm water drainage over, beneath and across that real property which is not a part of the Parcel I property to be insured herein, described as follows:
Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 79.46 feet; thence right 86 deg. 49 min. 01 sec. Westerly 129.18 feet; thence right 89 deg. 48 min. 11 sec. Northerly 5.00 feet to the POINT OF BEGINNING of the centerline of a 10 foot wide storm sewer easement; thence left 90 deg. 17 min. 51 sec. Westerly 92.53 feet; thence left 15 deg. 39 min. 35 sec. Southwesterly 62.63 feet to the POINT OF TERMINATION. It is the intention herein to extend such easement side lines to adjoining easement or property lines to form contiguous and continuous easement rights.

PARCEL III

TOGETHER WITH an exclusive easement for parking and curbing over that portion of the real property described as follows: Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec. Southwesterly 517.90 feet; thence right 106 deg. 46 min. 08 sec. Northwesterly 188.10 feet; thence left 82 deg. 42 min. 48 sec. Westerly 27.00 feet; thence left 90 deg. 00 min. 00 sec. Southerly 79.46 feet; thence right 86 deg. 49 min. 01 sec. Westerly 129.18 feet; thence left 00 deg. 29 min. 40 sec. Westerly 151.35 feet to the POINT OF BEGINNING; thence continue Westerly along the same course 3.00 feet; thence right 85 deg. 55 min. 12 sec. Northwesterly 238.95 feet to a point on the new Southerly right of way line of Alabama Highway No. 119, being in a curve to the left, concave Northerly with a radius of 1979.89 feet, a central angle of 00 deg. 17 min. 36 sec. and a chord length of 10.14 feet; thence turn right 99 deg. 43 min. 25 sec. to the chord of said curve and run Easterly, thence Northeasterly 10.14 feet along the arc of said curve; thence an interior angle left 99 deg. 43 min. 25 sec. from the curve chord Southeasterly 47.08 feet; thence right 90 deg. 00 min. 00 sec. Westerly 7.00 feet; thence left 90 deg. 00 min. 00 sec. Southeasterly 190.41 feet to the POINT OF BEGINNING.



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Shelby Cnty Judge of Probate, AL
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