

20180223000057670  
02/23/2018 10:54:35 AM  
ASSIGN 1/4

AFTER RECORDING RETURN TO:  
Victor O. Buente, Jr., Esq.  
CadleRock Joint Venture, L.P.  
100 North Center Street  
Newton Falls, OH 44444-1321  
Our File No. CCA80030

**ASSIGNMENT OF MORTGAGE**

Assignor: PNC Bank, N.A.  
One PNC, 9th Floor  
Pittsburgh, PA 15222

Assignee: CadleRock Joint Venture, L.P.  
100 North Center Street  
Newton Falls, OH 44444

After recording, return to:

Cadle Rock Joint Venture, L.P.

c/o Cadlerock, Inc., General Partner

100 N. Center Street

Newton Falls, OH 44444



## Assignment of Mortgage

For value received, PNC Bank, National Association, successor to RBC Bank (USA) f/k/a RBC Centura Bank, successor to First American Bank, an Alabama Banking Corporation (“**Assignor**”), hereby assigns and transfers to Cadle Rock Joint Venture, L.P., an Ohio limited partnership (“**Assignee**”), without recourse, representation, warranty or guaranty, express or implied, other than as expressly provided in Section 6 of that certain Loan Sale Agreement, dated as of June 14, 2017, by and between Assignor and Assignee:

That certain Real Estate Mortgage, dated January 9, 2007 in the original principal amount of \$51,428.79, by Michael R. Dennis and Robyn Dennis as mortgagor, in favor of First American Bank, an Alabama Banking Corporation, as mortgagee, recorded with the Office of the Judge of Probate of Shelby County, Alabama on January 30, 2007 as Instrument No. 20070130000044530.

6396  
encumbering certain real property known as ~~XXXX~~ Hwy 10, Montevallo, AL 35115.

TO HAVE AND TO HOLD unto Assignee, its successors and assigns forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage to be executed as a document under seal on July 6, 2017 but effective as of June 14, 2017.

ATTEST:

PNC BANK, NATIONAL ASSOCIATION,  
successor to RBC Bank (USA) f/k/a RBC  
Centura Bank, successor to First American  
Bank, an Alabama Banking Corporation

Karen Kennedy  
Print Name: Karen Kennedy  
Title: Vice President

By: Anne C. Romano  
Name: Anne C. Romano  
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF ALLEGHENY :

On the 6 day of July, 2017, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid personally appeared Anne C. Romano who acknowledged herself to be a Vice President of PNC Bank, National Association, successor to RBC Bank (USA) f/k/a RBC Centura Bank, successor to First American Bank, an Alabama Banking Corporation, and, being authorized to do so, executed the foregoing instrument on behalf of PNC Bank, National Association, successor to RBC Bank (USA) f/k/a RBC Centura Bank, successor to First American Bank, an Alabama Banking Corporation, as such officer.

WITNESS my hand and seal the day and year aforesaid.

Patricia Behun  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Patricia Behun, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Dec. 10, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Print Name: Patricia Behun

My Commission Expires: 12-10-18



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/23/2018 10:54:35 AM  
 \$27.00 JESSICA  
 20180223000057670

Exhibit "A"

PARCEL I:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North  $01^{\circ}44'40''$  East along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 606.44 feet to a steel rebar corner and the point of beginning of the property, Parcel I, being described; thence continue along last described course a distance of 139.85 feet to a steel rebar corner on the South margin of Shelby County Highway No. 10; thence run South  $87^{\circ}03'46''$  West along said margin of said Highway a distance of 156.92 feet to a found steel pin corner; thence run South  $01^{\circ}45'41''$  West a distance of 127.00 feet to a steel rebar corner; thence run South  $88^{\circ}14'19''$  East a distance of 156.43 feet to the point of beginning.

ALSO, description of 15.0 easement:

(NOTE: There is a ten foot wide asphalt driveway within this easement)

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North  $01^{\circ}44'40''$  East along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 606.44 feet to a point; thence continue along last described course a distance of 139.85 feet to a steel rebar corner on the South margin of Shelby County Highway No. 10; thence run South  $87^{\circ}03'46''$  West along said margin of said Highway a distance of 156.92 feet to a found steel pin corner and the point of beginning of the easement being described; thence run South  $01^{\circ}45'41''$  West a distance of 127.00 feet to a steel rebar corner; thence run South  $88^{\circ}14'19''$  East a distance of 15.0 feet to a point; thence run North  $01^{\circ}45'41''$  East a distance of 127.22 feet to a point on the South margin of Highway No. 10; thence run South  $87^{\circ}03'46''$  West a distance of 15.0 feet to the point of beginning and the end of required easement.

PARCEL II:

Commencing where the North line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, intersects the West right of way line of the Montevallo and Ashville paved highway, and run thence in a Southerly direction along the West right of way line of said Highway a distance of 78 feet to the point of beginning of the lot herein described and conveyed; run thence West and parallel with the North line of said forty acres, a distance of 245 feet to a point; run thence in a Southerly direction and parallel with the West right of way line of the said Montevallo and Ashville paved highway, a distance of 78 feet to a point; run thence East and parallel with the North line of said forty acres, a distance of 245 feet to the West right of way line of said Montevallo Ashville public highway; run thence in a Northerly direction along the west right of way line of said paved highway a distance of 78 feet to a point of beginning, and being a part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, beginning where the North line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, intersects the West right of way line of the Montevallo and Ashville paved public highway, and running thence in a Southerly direction along the West right of way line of said Highway, a distance of 78 feet to a point; run thence West and parallel with the North line of said last named forty acres 245 feet to a point; run thence in a Northerly direction and parallel with the West right of way line of said Montevallo and Ashville paved highway a distance of 78 feet to the North line of said NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West; run thence East and along said North line of said forty acres a distance of 245 feet to the point of beginning and being a part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

All situated in Shelby County, Alabama.