

**AFTER RECORDING RETURN TO:**

Andrew J. Rogers, Esq.  
Krooth & Altman LLP  
1850 M Street, N.W., Suite 400  
Washington, D.C. 20036

**ASSIGNMENT OF MORTGAGE**  
**THE ABBEY AT INVERNESS**  
**BIRMINGHAM, SHELBY COUNTY, ALABAMA**

**FOR VALUE RECEIVED**, and for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REGIONS BANK**, an Alabama banking corporation (the "Assignor") whose address is 1180 West Peachtree Street, NW, Suite 1400, Atlanta, Georgia 30309, as of June 28, 2018, does hereby sell, assign, transfer, set over and deliver unto **FANNIE MAE**, a corporation organized and existing under the laws of the United States of America (the "Assignee"), whose address is c/o Regions Bank, 1180 West Peachtree Street, NW, Suite 1400, Atlanta, Georgia 30309, all of its right, title and interest in, to and under the following:

That certain Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from **AR-INVERNESS, LLC**, an Alabama limited liability company (the "Borrower"), to **REGIONS BANK**, an Alabama banking corporation (as the "Lender" therein), dated as of even date herewith, and recorded on the same date as this Assignment of Mortgage is recorded in the Records of Shelby County, Alabama describing certain real estate located in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Security Instrument"). The Security Instrument secures a certain Multifamily Note dated of even date herewith, from the Borrower to the Lender in the original principal amount of Seventy-Eight Million Six Hundred Eighty-One Thousand and No/100ths Dollars (\$78,681,000.00), which Multifamily Note has also been endorsed and delivered this date from the Assignor to the Assignee.

**[DOCUMENT EXECUTION AND ACKNOWLEDGMENT  
OCCUR ON THE FOLLOWING PAGE]**



20180628000231390 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/28/2018 12:07:37 PM FILED/CERT

**IN WITNESS WHEREOF**, the Assignor has, as of the date and year first above written, caused this Assignment of Mortgage to be executed, acknowledged and delivered on its behalf by its duly authorized officer.

**ASSIGNOR:**

**REGIONS BANK**  
an Alabama banking corporation

By:  (SEAL)

David Kahn  
Managing Director

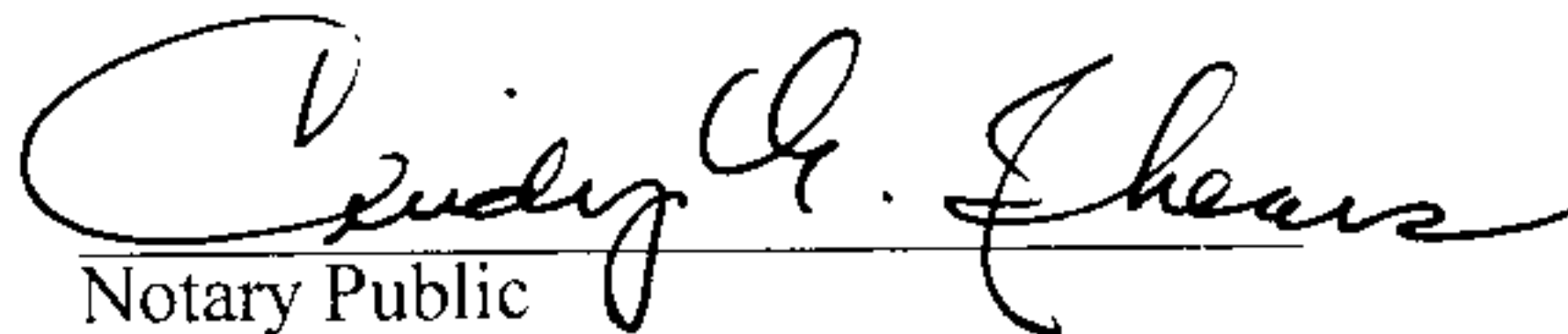
**ACKNOWLEDGMENT**

DISTRICT OF COLUMBIA } SS:  
}

The foregoing instrument was acknowledged before me on June 19, 2018, by David Kahn, Managing Director of Regions Bank, an Alabama banking corporation, on behalf of said banking corporation.

In Witness Whereof, I have hereunto set my hand and official seal.




  
Notary Public

My Commission Expires:

11/30/2021

**Attachment:**

Exhibit "A" - Legal Description

  
20180628000231390 2/3 \$21.00  
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## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A parcel of land situated in the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section run in a Westerly direction along the South line of said quarter section for a distance of 311.91 feet to a point on the West right of way line of a public county road known as Cahaba Beach Road, said point being the Point of Beginning of the parcel herein described; from the point of beginning thus obtained run Westerly along said South line of said quarter section for a distance of 1009.39 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said section; thence turn an angle to the right of 87 degrees 52 minutes 43 seconds and run in a Northerly direction along the West line of the East half of the Northeast quarter of said Section 36 for a distance of 2687.32 feet to the Northwest corner of said East half of the Northeast quarter section; thence turn an angle to the right of 92 degrees 09 minutes 31 seconds and run in an Easterly direction along the North line of said section for a distance of 1314.78 feet to the Northeast corner of said section; thence turn an angle to the right of 87 degrees 42 minutes 06 seconds and run in a Southerly direction along the East line of said section for a distance of 2128.72 feet to a point on the West right of way line of said Cahaba Beach Road, said point lying in a curve to the left, said curve having a radius of 756.37 feet, a central angle of 15 degrees 33 minutes 20 seconds and a chord of 204.72 feet which forms an interior angle of 145 degrees 24 minutes 26 seconds with the East line of said section; thence run in a Southwesterly direction along the arc of said curve in said right of way for a distance of 205.35 feet to the end of said curve; thence run Southwesterly along said right of way and tangent to the last curve for a distance of 327.30 feet to the beginning of a curve to the right in said right of way; said curve having a central angle of 5 degrees 01 minute 58 seconds and a radius of 1111.0 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 97.58 feet to the Point of Beginning.

TOGETHER WITH rights to the extent they represent an interest in real property, contained in that certain Restrictive Use Agreement among JRC Lakeside Limited Partnership, JRC Lakeside Property (GMO), LLC, JRC Lakeside Property (O'Hare), LLC, JRC Lakeside (Quail Ridge), LLC, JRC Lakeside (Quail/Queen), LLC, JRC Property (Quail), L.L.C., JRC Hunter's Pointe LLC, JRC Drake/Georgia Limited Partnership, JRC Charleston Limited Partnership, JRC Southfield/W-L Limited Partnership, R&J Southfield LLC, CCC, LLC, JRC Powerline Chattanooga LLC, TMG Southfield Associates LLC, Victorville Evanston, L.L.C., JRC Parcwood Property (O'Hare), LLC, JRC Parcwood Property (GMO), LLC, JRC Mt. Pleasant/Vermillion, LLC and Cahaba Beach Investments, LLC, dated October 14, 2005, filed October 24, 2005 as Instrument No. 20051024000550540, Office of the Judge of Probate, Shelby County, Alabama; and re-recorded October 24, 2006 as Instrument No. 20061024000523460, aforesaid records.



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