

Instrument prepared by:
Phillip G. Stutts., Esq.
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

County Division Code: AL040
Inst. # 2019009985 Pages: 1 of 2
I certify this instrument filed on
2/5/2019 9:30 AM Doc: AFF
Alan L. King, Judge of Probate
Jefferson County, AL. Rec: \$19.00

Clerk: DAVENPORT

STATE OF ALABAMA)

JEFFERSONCOUNTY)

AFFIDAVIT

Personally appeared before me, the undersigned Notary Public in and for said County, in said State, Andrew L. Sink, who, being by me first duly sworn, deposes and says as follows:

1. I am Andrew L. Sink, authorized member of Founders Investment Properties, LLC, as Manager of Own Alabama Portfolio I, LLC, which is sole member of the following entities: First Avenue Design Studio, LLC, Doug Baker Center, LLC and 1805 McCain, LLC (collectively, the "Mortgagor") and, as such, have the authority to execute this Affidavit on behalf of the Mortgagor.

2. The Mortgagor under has entered into that certain Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing (the "Mortgage") dated February 1, 2019, in favor of COMMERCEONE BANK, an Alabama banking corporation ("Mortgagee").

3. The property covered by the Mortgage is located in Alabama and is situated in two (2) counties.

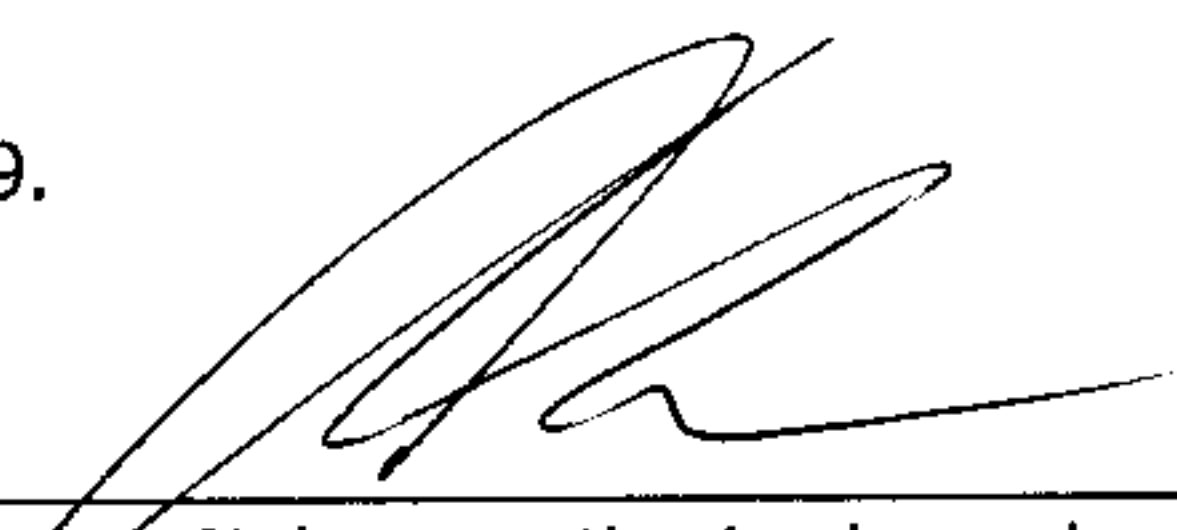
4. According to the books and records of the Mortgagor, the total value of the property, both real and personal, located within the State of Alabama, and covered by the Mortgage, is Seven Million Two Hundred Thousand and No/100 Dollars (\$7,200,000.00). The value of the property in each County is shown below.

Jefferson County	\$3,220,000	45%
Shelby County	\$3,980,000	55%

5. The total principal indebtedness due under the Mortgage is Five Million Nine Hundred Thousand and No/100 Dollars (\$5,900,000.00).

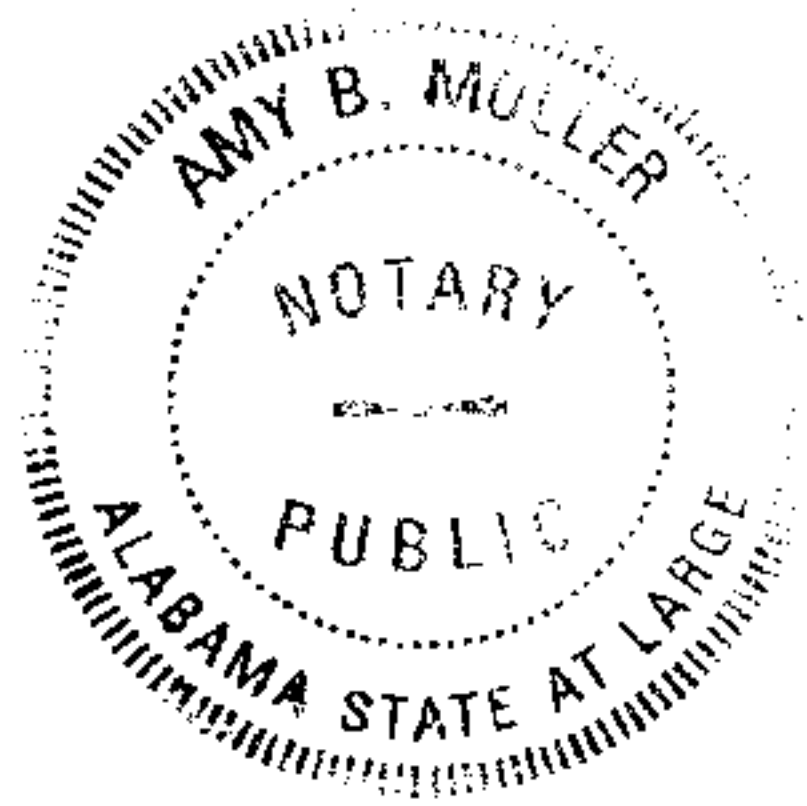


Dated this the 1 day of February, 2019.



Andrew L. Sink, as authorized member of
Founders Investment Properties, LLC, as
Manager of Own Alabama Portfolio I, LLC


Subscribed, and sworn to before me this day and year above written.





NOTARY PUBLIC

12/12/19
My Commission Expires:


20190206000038940 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
02/06/2019 08:22:18 AM FILED/CERT