


Prepared by and after recording
return to:

Pepper Hamilton LLP
2000 K Street, N.W.
Washington, DC 20006
Attention: Henry Liu, Esq.


20190827000314310 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/27/2019 09:10:29 AM FILED/CERT

**ASSIGNMENT OF
SECURITY INSTRUMENT**
(Inverness Cliffs Apartment Homes)

KNOW ALL MEN BY THESE PRESENTS:

THAT KEYBANK NATIONAL ASSOCIATION, a national banking association, whose address is 11501 Outlook Street, Suite 300, Overland Park, Kansas 66211 ("Lender"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns and delivers to FANNIE MAE, a corporation organized and existing under the laws of the United States, whose address is c/o KeyBank National Association, 11501 Outlook Street, Suite 300, Overland Park, Kansas 66211, its successors, participants and assigns, all right, title and interest of Lender in and to the following:

A Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing between SRC Inverness Cliffs, LLC, an Alabama limited liability company (the "Borrower"), and Lender as Mortgagee, dated as of the 22nd day of August, 2019, and recorded concurrently herewith, securing the payment of a Multifamily Note, dated the 22nd day of August, 2019, in the original principal amount of \$4,996,000.00 made by the Borrower, payable to the order of Lender, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

This Assignment Agreement shall be governed in all respects by the laws of the state in which the aforementioned instrument was recorded and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE AND ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Lender has caused its name to be signed hereto by its authorized officer this 19th day of August, 2019, to be effective as of the 22 day of August, 2019.

LENDER:

KEYBANK NATIONAL ASSOCIATION,
a national banking association

By:

Name: Mary Ann Gripka

Title: Senior Vice President

ACKNOWLEDGMENT

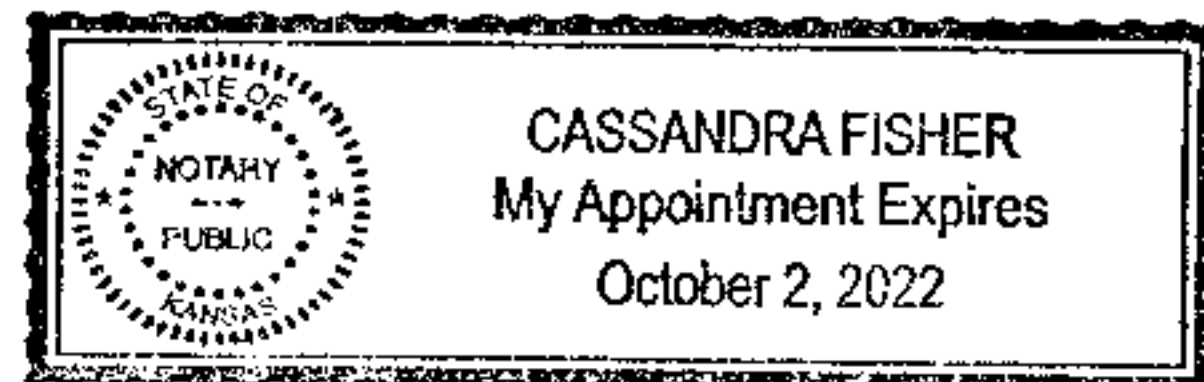
STATE OF KANSAS
COUNTY OF JOHNSON

On this 19 day of August, 2019, before me, the undersigned officer, personally appeared Mary Ann Gripka on behalf of KEYBANK NATIONAL ASSOCIATION, a national banking association (the "Company"), and as a Senior Vice President of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company as such Senior Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cassandra Fisher, Notary Public

My Commission expires: 10/2/2022



[SEAL]



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EXHIBIT A
LEGAL DESCRIPTION

Part of the Southwest quarter and the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 1 and run South 00° 00' 00" East along the East line of same 468.32 feet to a point on the Northwestern line of Lot 100, Meadow Brook Highlands, as recorded in Map Book 14, page 21 in the Probate Office of Shelby County, Alabama; thence run South 37° 57' 16" West along said Northwestern line of Meadow Brook Highlands 1046.79 feet to a point on the Northerly line of Lot 93B, of the Amended Map of Resurvey of Lots 93 and 93 A, Meadow Brook, 18th Sector, Phase 1 and Acreage, as recorded in Map Book 14, page 48 in the Probate Office of Shelby County, Alabama; thence run North 87° 47' 51" West along said North line of Lot 93B and Meadow Brook, 18th Sector, Phase 1, as recorded in Map Book 10, page 26 in the Probate Office of Shelby County, Alabama 426.59 feet to the common corner of Lots 90 and 91 of said subdivision; thence run South 46° 07' 59" West along the Northwestern line of said subdivision 355.22 feet to an angle point of Lot 88; thence run South 00° 01' 07" East along the Westerly line of said Lot 88 a distance of 198.72 feet to the Northeasterly corner of an acreage tract owned by the State of Alabama, recorded in Instrument Number 20000000184500000 in the Probate Office of Shelby County, Alabama; thence run South 42° 19' 38" West along the Northwestern line of said acreage tract 566.22 feet to an angle point of same; thence run North 46° 28' 51" West along the Northerly line of said tract 120.00 feet to an angle point of Lot 41, of Barkley Square Subdivision, as recorded in Map Book 27, page 32 in the Probate Office of Shelby County, Alabama; thence the following courses along the Northeasterly line of said subdivision, North 40° 41' 28" West 94.56 feet; thence North 55° 09' 22" West, 312.38 feet; thence North 33° 22' 30" West, 269.22 feet to an angle point of Lot 62 of said subdivision; thence North 55° 10' 35" West along the Northeasterly line of Lot 62 and the extension thereof 96.44 feet to a point on the Southeasterly right of way of Valley Dale Road (Shelby County Highway No. 17); thence North 38° 13' 02" East along said right of way 52.94 feet to the Point of Curve of a curve to the right, having a radius of 2099.63 feet and a central angle of 11° 53' 29"; thence run North 44° 09' 46" East along the chord of said curve 434.98 feet to the Point of Tangent; thence run North 50° 06' 31" East along said right of way 97.64 feet to a Point on a curve to the left having a radius of 2904.82 feet and a central angle of 14° 09' 08"; thence run North 43° 01' 57" East along the chord of said curve 715.67 feet to the Point of Tangent; thence run North 35° 57' 23" East continuing along said right of way 1323.09 feet to the Southwesterly corner of the Inverness Elementary School property; thence run South 54° 02' 37" East along the Southwesterly line of said school property 700.42 feet to the Southeasterly corner of same; thence North 26° 51' 37" East along the Southeasterly line of said school property 101.23 feet to the Southwesterly corner of Parcel 2 of a survey by Rowland Jackins, dated September 26, 2003; thence run South 54° 34' 09" East along the Southwesterly line of said Parcel 2 a distance of 290.02 feet to a point on the South line of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South,

Assignment of Security Instrument
(Inverness Cliffs Apartment Homes)

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Range 2 West; thence run North 87° 53' 30" West along said South line of quarter-quarter section 185.40 feet to the point of beginning.

LESS AND EXCEPT:

Commencing at the NW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 19.South, Range 2 West, run thence S 88°24'18" E a distance of 307.50 feet, more or less, run thence S 01°35'42" W a distance of 297.22 feet, more or less, to a point on the south right of way of Valleydale Road and the grantor's property line, also being the Point of Beginning; run thence N 36°55'35" E a distance of 52.62 feet, more or less, run thence along an arc 436.05 feet, more or less, to the right having a radius of 2099.63 feet, the chord of which is N 43°25'28" E for a distance of 435.27 feet, more or less, run thence N 49°22'26" E a distance of 97.64 feet, more or less, run thence along an arc 731.36 feet, more or less, to the left, having a radius of 2904.82 feet, the chord of which is N 42°09'40" E for a distance of 729.43 feet, more or less, run thence N 35°20'16" E a distance of 106.67 feet, more or less, run thence N 35°09'03" E a distance of 1199.92 feet, more or less, run thence S 54°44'16" E a distance of 32.22 feet, more or less, run thence S 35°07'20" W a distance of 118.35 feet, more or less, run thence S 57°35'52" W a distance of 53.85 feet, more or less, run thence S 35°47'46" W a distance of 157.00 feet, more or less, run thence along an arc 117.53 feet, more or less, to the left, having a radius of 11409.00 feet, the chord of which is S 35°30'05" W for a distance of 117.53 feet, more or less, run thence S 15°11'14" W a distance of 52.90 feet, more or less, run thence S 54°43'04" W a distance of 53.04 feet, more or less, run thence S 34°51'51" W a distance of 410.00 feet, more or less, run thence S 53°18'00" W a distance of 15.81 feet, more or less, run thence S 34°51'51" W a distance of 270.00 feet, more or less, run thence S 08°17'20" W a distance of 11.18 feet, more or less, run thence S 34°51'51" W a distance of 172.49 feet, more or less, run thence along an arc 128.71 feet, more or less, to the right, having a radius of 2550.00 feet, the chord of which is S 36°18'37" W for a distance of 128.70 feet, more or less, run thence S 31°48'12" W a distance of 44.51 feet, more or less, run thence along an arc 386.10 feet, more or less, to the right, having a radius of 2555.00 feet, the chord of which is S 43°04'41" W for a distance of 385.73 feet, more or less, run thence S 13°47'26" W a distance of 90.31 feet, more or less, run thence S 44°00'19" W a distance of 252.76 feet, more or less, run thence S 83°55'52" W a distance of 106.07 feet, more or less, run thence along an arc 209.09 feet, more or less, to the left, having a radius of 1945.00 feet, the chord of which is S 41°48'57" W for a distance of 208.99 feet, more or less, run thence S 55°36'06" W a distance of 23.67 feet, more or less, run thence N 53°20'48" W a distance of 20.02 feet, more or less, to the Point of Beginning.

All being situated in Shelby County, Alabama.


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