

After recording return to:  
Calloway Title and Escrow, LLC  
4170 Ashford Dunwoody Rd. Ste. 525  
Atlanta, GA 30319

5-01918

20200901000385230  
09/01/2020 07:55:40 AM  
ASSIGN 1/4

Prepared by, and after recording  
~~return to:~~

HINCKLEY ALLEN  
28 State Street  
Boston, Massachusetts 02109  
Attn: Christopher J. McCarty, Esquire

ASSIGNMENT OF MULTIFAMILY MORTGAGE,  
ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS:

THAT WALKER & DUNLOP, LLC, a Delaware limited liability company, whose address is 7501 Wisconsin Avenue, Suite 1200E, Bethesda, Maryland 20814 ("W&D"), 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 WALKER & DUNLOP, LLC, 7501 Wisconsin Avenue, Suite 1200E, Bethesda, Maryland 20814, its successors, participants and assigns, all right, title and interest of W&D in and to the following:

A Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing granted by SIGNATURE WOOD SPRINGS, LLC, a Delaware limited liability ("Borrower"), in favor of W&D, dated as of the 31<sup>st</sup> day of August, 2020, and recorded immediately prior hereto, securing the payment of a Multifamily Note, dated August 31, 2020 in the original principal amount of Fourteen Million One Hundred Ninety Thousand and 00/100 Dollars (\$14,190,000.00), made by the Borrower, payable to the order of W&D, 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.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, Walker & Dunlop, LLC has caused its name to be signed hereto as of the 31 day of August, 2020.

WALKER & DUNLOP, LLC,  
a Delaware limited liability company

By: Holly Davis  
Name: Holly Davis  
Title: Vice President

STATE OF GEORGIA )  
COUNTY OF FULTON )

Before me, S. Michelle Potts, on this day personally appeared Holly Davis, known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act of Walker & Dunlop, LLC, a Delaware limited liability company, as its Vice President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25 day of August 2020.

[SEAL]

S. Michelle Potts  
Notary Public

My Commission Expires: June 25, 2023

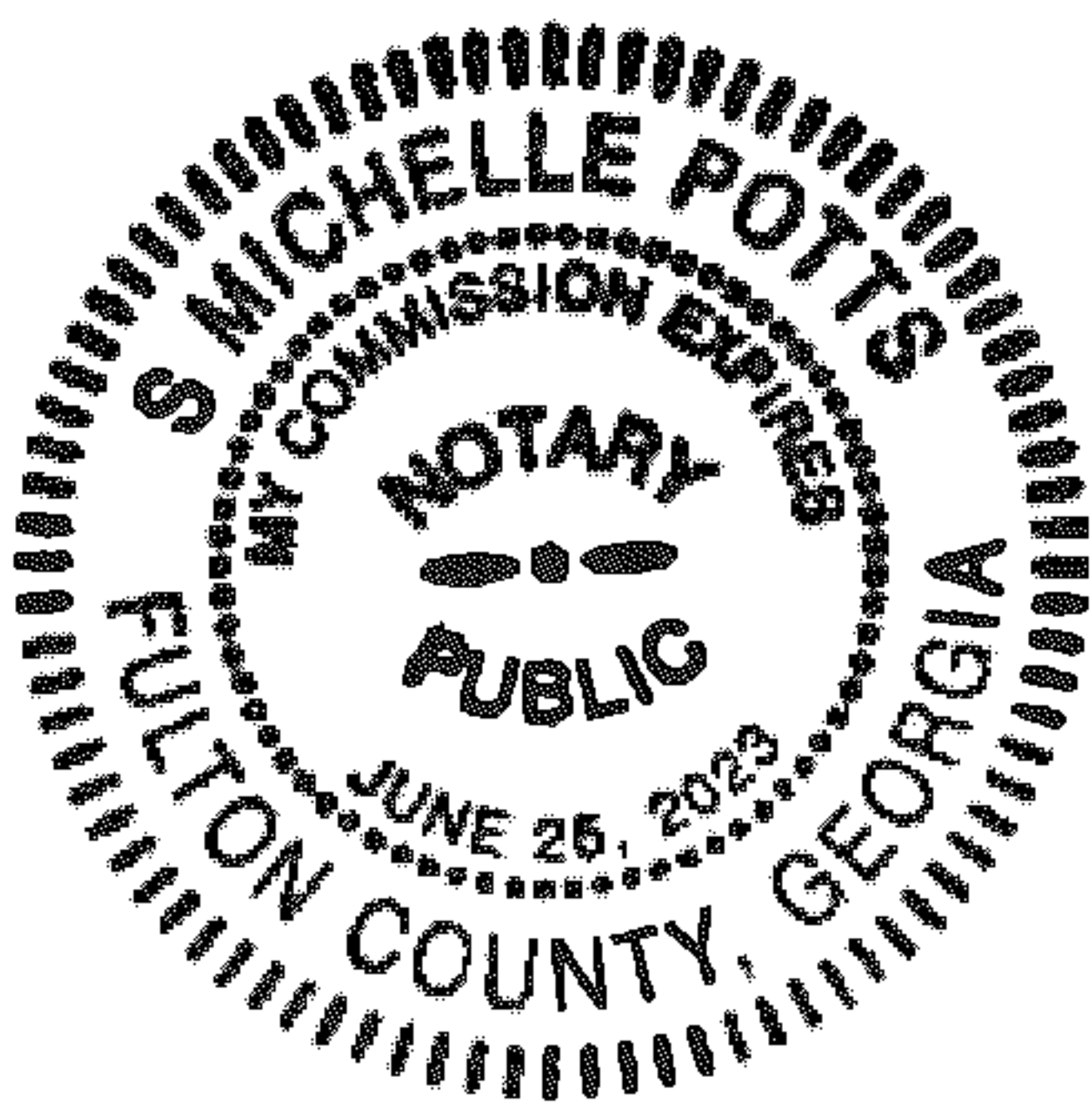


EXHIBIT A

LEGAL DESCRIPTION

Lot 1-B, according to the Final Plat, Cahaba River Park First Addition-Phase II, as recorded in Map

Book 32, Page 77, in the Probate Office of Shelby County, Alabama.

Formerly Known As:

A part of Lot 1-A Cahaba River Park First Addition as recorded in Map Book 8, Page 62 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at a found 3 inch capped pipe at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 35, Township 18 South, Range 2 West and run South 0 degrees 00 minutes 00 seconds East (assumed) along the West line of said Quarter-Quarter section a distance of 285.00 feet to a set W.S. capped iron; thence North 90 degrees 00 minutes 00 seconds East a distance of 240.00 feet to a set W.S. capped iron; thence South 39 degrees 30 minutes 23 seconds East a distance of 508.99 feet to a found rebar; being the P.C. (Point of Curve) of a curve to the left having a radius of 377.38 feet, a central angle of 39 degrees 05 minutes 50 seconds and an arc length of 257.51 feet; thence South 59 degrees 03 minutes 18 seconds East a chord distance of 252.55 feet to a found rebar on a curve to the left having a radius of 75.00 feet, a central angle of 151 degrees 28 minutes 09 seconds and an arc length of 198.27 feet; thence South 89 degrees 47 minutes 47 seconds East a chord distance of 145.38 feet to a found rebar; thence North 81 degrees 27 minutes 42 seconds East a distance of 185.70 feet to a found rebar, being the

P.C. (Point of Curve) of a curve to the right having a radius of 197.54 feet, a central angle of 37 degrees 15 minutes and an arc length of 128.43 feet; thence South 79 degrees 54 minutes 48 seconds East a chord distance of 126.18 feet to a found rebar, being the P.T. (Point of Tangent) of said curve; thence South 61 degrees 17 minutes 08 seconds East a distance of 14.61 feet to a found rebar on the Northwesterly right of way line of Riverview Road (right of way varies), said point being on a curve to the left having a radius of 3779.83 feet, a central angle of 4 degrees 10 minutes 10 seconds and an arc length of 275.06 feet; thence North 26 degrees 58 minutes 33 seconds East a chord distance of 275.00 feet to a set W.S. capped iron, being the P.T. (Point of Tangent) of said curve; thence North 24 degrees 53 minutes 28 seconds East along said right of way line a distance of 13.75 feet to a set W.S. capped iron, being the P.C. (Point of Curve) of a curve to the right having a radius of 613.69 feet, a central angle of 17 degrees 26 minutes 30 seconds and an arc length of 186.92 feet; thence North 33 degrees 36 minutes 43 seconds East a chord distance of 186.10 feet to a set W.S. capped iron, being the P.T. (Point of Tangent) of said curve; thence North 42 degrees 19 minutes 58 seconds East along said right of way line a

distance of 157.71 feet to a set W.S. capped iron, being the P.C. (Point of Curve) of a curve to the right having a radius of 613.69 feet, a central angle of 18 degrees 32 minutes 30 seconds and an arc length of 198.60 feet; thence North 51 degrees 36 minutes 13 seconds East a chord distance of

197.73 feet to a set W.S. capped iron, being the P.T. (Point of Tangent) of said curve; thence North 60 degrees 52 minutes 28 seconds East along said right of way line a distance of 45.36 feet to a set spike, being the point of intersection of said right of way line with the Southwesterly right of way line of Old U.S. Highway No. 280; thence North 45 degrees 47 minutes 04 seconds West along the Southwesterly right of way line of Old U.S. Highway No. 280 for a distance of 126.72 feet to a set spike on the North line of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 88 degrees 23 minutes 53 seconds West along said Quarter-Quarter section line and along the North line of the Northwest Quarter of the Northeast Quarter of said Section 35 for a distance of 1690.60 feet to the point of beginning. Less and except any portion of said parcel which lies within the present right of way of Old U.S. Highway 280 (Cahaba River Road).

Parcel ID # 02-7-35-0-001-003.001



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2020 07:55:40 AM  
\$31.00 CHERRY  
20200901000385230

*Alicia S. Bayl*