

20210223000091480
02/23/2021 03:01:34 PM
ASSIGN 1/26

County Division Code: AL039 Inst. # 2021020571 Pages: 1 of 26 I certify this instrument filed on: 2/23/2021 10:14 AM
Doc: XFRL Judge of Probate Jefferson County, AL Rec: \$91.00
Clerk: CSBESS

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)
#210245 ②

MODIFICATION TO ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS MODIFICATION TO ASSIGNMENT OF LEASES, RENTS AND PROFITS (this "Agreement") is made and effective as of the 19th day of February 2021 by and between the following parties:

BARP NOVEMBER 2015, LLC, a Delaware limited liability company, whose address is 790 Montclair Road, Suite 215, Birmingham, Alabama 35213-1966 (the "Assignor") and SOUTHPOINT BANK, an Alabama state banking corporation, whose address is 3501 Grandview Parkway, Birmingham, Alabama 35243 (the "Assignee").

RECITALS:

A. Assignee is, in part, secured by an Assignment of Leases, Rents and Profits, dated December 29, 2020 and recorded on (i) January 5, 2021 at Instrument No. 2021001005 in the Office of the Judge of Probate of Jefferson County, Alabama, and (ii) January 6, 2021 at Instrument No. 20210106000008490 in the Office of the Judge of Probate of Shelby County, Alabama (the "ALR").

B. Assignor has requested and Lender has agreed to increase the amount of the indebtedness of the Promissory Note (as defined in the ALR), which the ALR secures from \$5,051,060.00 to \$14,325,000.00.

C. In consideration for the increase to the amount of the indebtedness of the Promissory Note, Assignee has requested and Assignor has agreed to provide additional real property and leases as collateral for the ALR.

AGREEMENT

NOW, THEREFORE, in consideration Ten and No/100 Dollars (\$10.00), the foregoing Recitals and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged, the parties hereto agree as follows:

1. The indebtedness of the Promissory Note described in the Mortgage (as also defined in the ALR) has been increased from \$5,051,060.00 to \$14,325,000.00.
2. Exhibit "A" to the ALR is hereby amended to include that additional real property situated in Jefferson and Shelby Counties, Alabama as described therein.

County Division Code: AL039 Inst. # 2021020571 Pages: 2 of 26

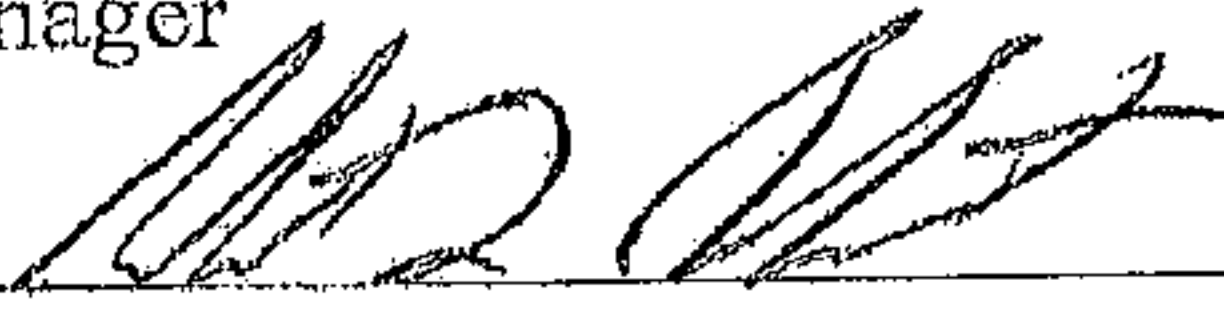
3. Exhibit "B" to the ALR is hereby amended to include those additional Leases for the Mortgaged Properties as described therein.
4. Except as herein modified, the ALR, shall remain in full force and effect, and the Mortgage as so modified herein, is hereby ratified and affirmed in all matters and respects.
5. This Agreement will inure to the benefit of the parties hereto, their respective heirs, personal representatives and assigns. This Agreement shall be governed in accordance with the laws of the State of Alabama.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

ASSIGNOR:

BARP NOVEMBER 2015, LLC,
a Delaware limited liability company

By: RTO I, LLC, an Alabama limited liability company
Its: Manager

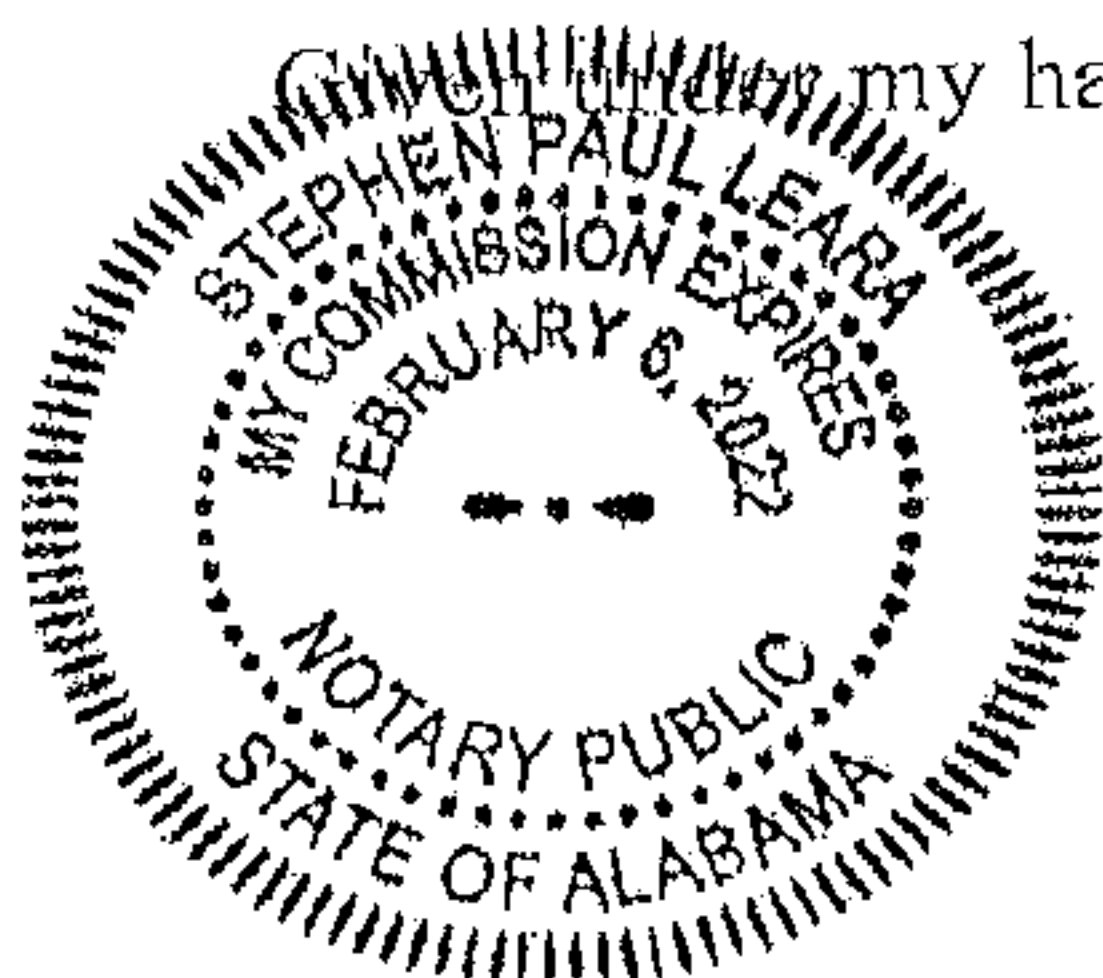
By: 
Robert F. Ashurst
Its: Manager

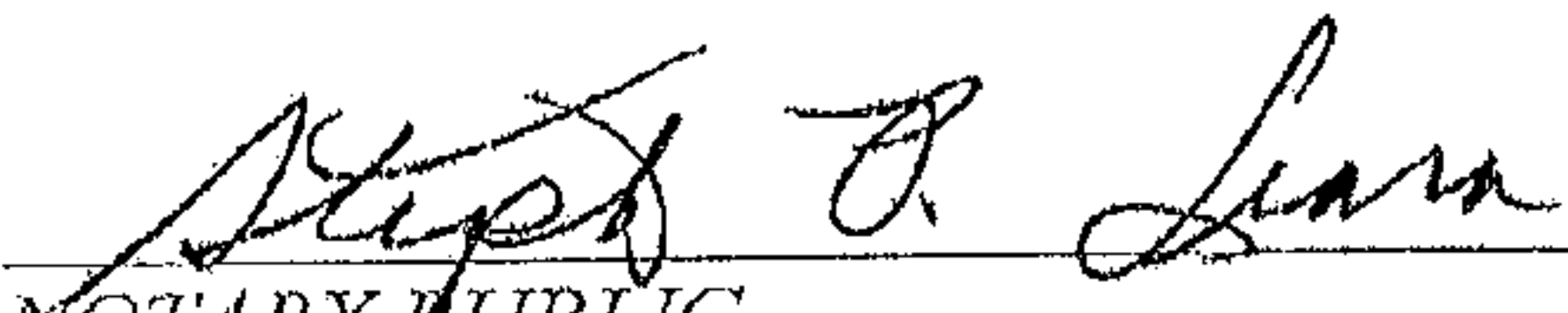

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert F. Ashurst, whose name as Manager of RTO I, LLC, as Manager of BARP NOVEMBER 2015, LLC, a Delaware limited liability company, is signed to the foregoing Modification to Assignment of Leases, Rents and Profits and who is known to me, acknowledged before me on this day that, being informed of the contents of the Agreement, he, as such Manager and with full authority, executed the same voluntarily for and on behalf of said limited liability company in its capacity as such Manager of said limited liability company.

Witness my hand and official seal this the 19th day of February, 2021.




NOTARY PUBLIC


County Division Code: AL039 Inst. # 2021020571 Pages: 3 of 26

LENDER:

SOUTHPOINT BANK,
an Alabama state banking corporation

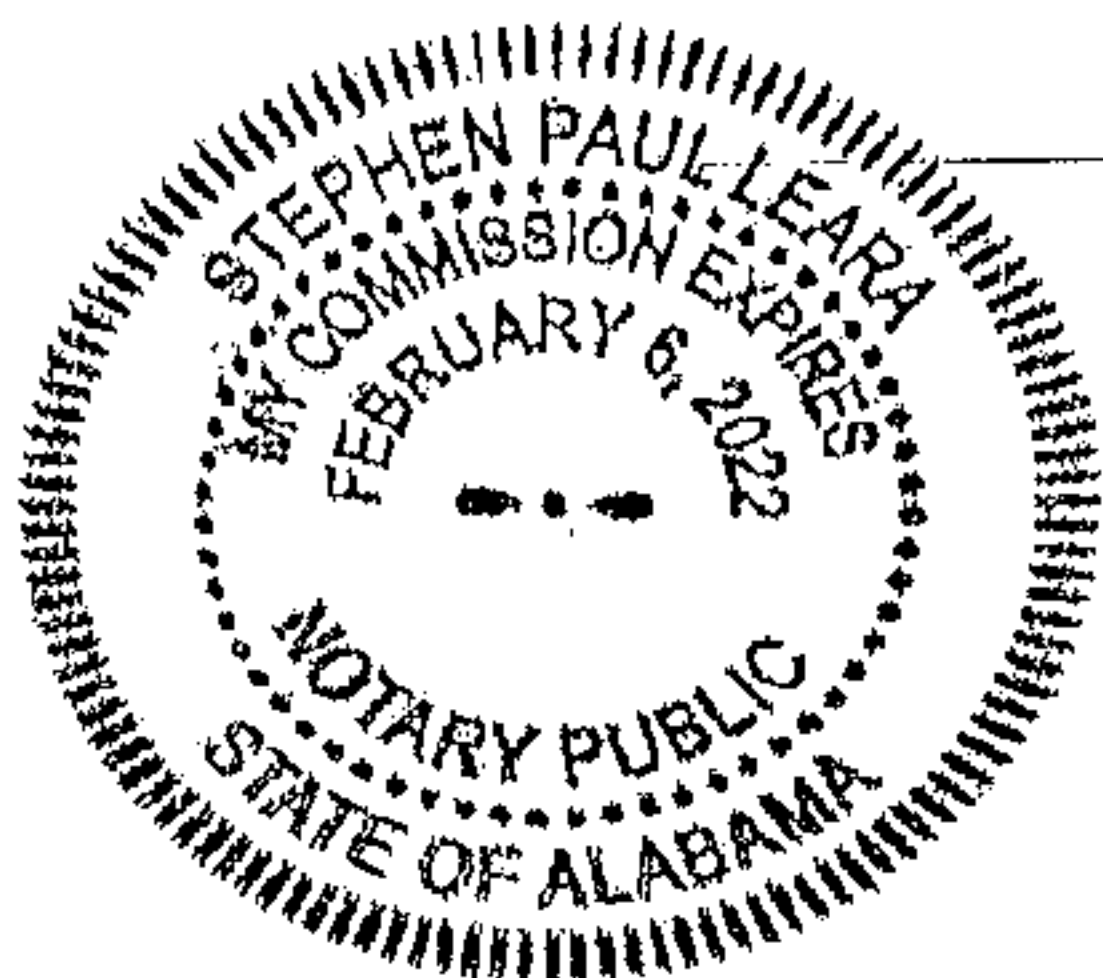
By: [Signature]
Name: ROB RICHARDSON
Its: EVP

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

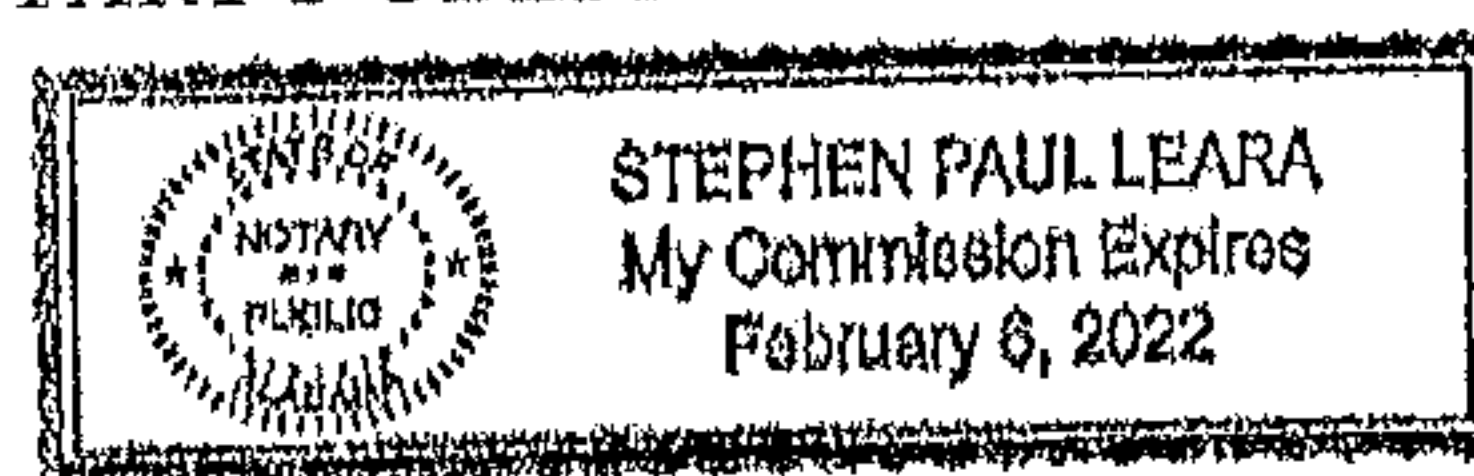
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for said county in said state, hereby certify that ROB RICHARDSON, whose name as EVP of SOUTHPOINT BANK, an Alabama state banking corporation, is signed to the foregoing Modification to Assignment of Leases, Rents and Profits and who is known to me, acknowledged before me on this day that, being informed of the contents of the Agreement, he, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation.

Given under my hand and official seal this the 19th day of February, 2021.



[Signature]
NOTARY PUBLIC



County Division Code: AL039 Inst. # 2021020571 Pages: 4 of 26

Exhibit A
to
Mortgage and Security Agreement
between
BARP November 2105, LLC and SouthPoint Bank

Legal Description of the Additional Property:

AS TO JEFFERSON COUNTY:

Parcel A: 1536 18th Place SW, Birmingham AL 35211

Jefferson County, Allocation Amount \$59500

Tax Parcel: 29 00 17 1 014 026.000

Lot 43-A, according to Corretti and Hardy Resurvey and Subdivision of Lots 27, 28, 31, 32, 43 and 44 in Block 5, West End Manor, as recorded in Map Book 46, Page 62, in the Probate Office of Jefferson County, Alabama.

Parcel B: 1627 Sunset Ave, Birmingham AL 35071

Jefferson County, Allocation Amount \$112000

Tax Parcel: 14 00 11 2 003 009.000

Lot 1, Block 3, according to the survey of P.W. Garst's Addition to West Gardendale, as recorded in Map Book 27, Page 82, in the Probate Office of Jefferson County, Alabama.

Parcel C: 456 6th Ave, Pleasant Grove AL 35127

Jefferson County, Allocation Amount \$72100

Tax Parcel: 30 00 05 4 007 033.000

That part of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 18 South, Range 4 West, in Jefferson County, Alabama, more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said section 5 and run thence Southwardly along the West line of the East half of the East half of said section for a distance of 463.9 feet; thence turn an angle of 89 degrees 40 minutes to the left and run Eastwardly for a distance of 331.60 feet to the point of beginning of the tract here described, from the point of beginning thus obtained continue Eastwardly along the same course last described for a distance of 311.60 feet to a point on the Westerly line of a public road known as 6th Avenue, as shown by the map of Frank Gizelars First Addition to Pleasant Grove as recorded in Map Book 10, Page 28, in the Bessemer Division of the Office of the Judge of Probate of said County; thence turn an angle of 89 degrees 39 minutes to the right and run Southwardly along the Westerly line of 6th Avenue for a distance of 110.88 feet; thence turn an angle of 90 degrees 21 minutes to the right and run Westwardly for a distance of 311.60 feet; thence turn an angle of 89 degrees 40 minutes to the right and run Northwardly for a distance of 110.88 feet to the point of beginning.

Parcel D: 800 Illinois Road, Birmingham AL 35221

Jefferson County, Allocation Amount \$35000

Tax Parcel: 30 00 25 4 003 018.000

County Division Code: AL039 Inst. # 2021020571 Pages: 5 of 26

Lot 5, in Block 12 according to the Survey of Colony Estates, Third Sector, as recorded in Map Book 16, Page 97, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel E: 820 Park Lane, Fultondale AL 35068
Jefferson County, Allocation Amount \$98000
Tax Parcel: 13 00 31 2 008 026.000

Lot 155, according to the Survey of Fultondale Estates, Second Sector, as shown in Map Book 37, Page 52, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel F: 2408 Jana Road, Birmingham AL 35235
Jefferson County, Allocation Amount \$98000
Tax Parcel: 12 00 10 2 004 003.014

Lot 14, in Block 6, according to the Survey of Seventh Addition to Grayson Valley Estates, Highland Sector, as recorded in Map Book 117, Page 62, in the Probate Office of Jefferson County, Alabama.

Parcel G: 7016 Self Road, Pinson AL 35126
Jefferson County, Allocation Amount \$143500
Tax Parcel: 09 00 23 4 000 050.000

Part of the SE 1/4 of SE 1/4 of Section 23, Township 15 South, Range 1 West, being more particularly described as follows: Start at the SE corner of said 1/4-1/4 section, thence north along the east line of said 1/4-1/4 section 200 feet then run west 10 feet to the point of beginning, continue west 483 feet, then turn left run south 80 feet, then turn right and run west 157.7 feet, turn north and run a distance of 274.6 feet, turn easterly and run a distance 255 feet, turn north and run a distance 55 feet, turn east and run a distance and run 406.8 feet, turn south and run south along east side of said 1/4-1/4 a distance of 251 feet to point of beginning.

Parcel H: 5225 Brandice Lane, Adamsville AL 35005
Jefferson County, Allocation Amount \$70000
Tax Parcel: 16 00 36 4 000 020.000

Lot 18, according to Longview's Addition to Bailey & Parrish Subdivision, Second Sector, as recorded in Map Book 113, Page 43, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel I: 920 Arcadia Circle, Birmingham AL 35213
Jefferson County, Allocation Amount \$84000
Tax Parcel: 38 00 06 4 004 011.000

Lot 11, in Block 31, according to the Survey of Bessemer North Highlands, Survey of Blocks 32 and 34 and a portion of Block 31, as recorded in Map Book 11, Page 68, in the Probate Office of Jefferson County, Alabama.

Parcel J: 103 Twin Lakes Road, Birmingham AL 35213
Jefferson County, Allocation Amount \$129500

County Division Code: AL039 Inst. # 2021020571 Pages: 6 of 26

Tax Parcel: 09 00 36 4 003 003.000
Lot 58, according to the Survey of Pine Brook Lakes First and Second Sectors, as recorded in Map Book 120 Page 22, in the Probate Office of Jefferson County, Alabama.

Parcel K: 1923 Croydon Circle, Birmingham AL 35213
Jefferson County, Allocation Amount \$100100
Tax Parcel: 12 00 16 4 001 018.000
Lot 21, according to the Survey of Ridgemont Park, Second Sector, as recorded in Map Book 100, Page 6, in the Probate Office of Jefferson County, Alabama.

Parcel L: 1001 Christopher Drive, Birmingham AL 35213
Jefferson County, Allocation Amount \$105000
Tax Parcel: 13 00 14 1 000 015.002
Lot 3, Block 2, according to the map and survey of Sunview Acres, as recorded in Map Book 113, Page 20, in the Probate Office of Jefferson County, Alabama.

Parcel M: 1706 Molly Circle, Birmingham AL 35213
Jefferson County, Allocation Amount \$83300
Tax Parcel: 12 00 21 2 001 022.000
Lot 8, and the North 3 feet of Lot 7, Block 1, according to the Survey of Green Hill Forest, as recorded in Map Book 88 Page 60 in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel N: 433 13th Ct NW, Birmingham AL 35213
Jefferson County, Allocation Amount \$80500
Tax Parcel: 13 00 24 4 009 046.000
Lot 15, in Block 1, according to the Survey of Roebuck Oaks, First Sector, as recorded in Map Book 55 Page 61, in the Probate Office of Jefferson County, Alabama.

Parcel O: 431 Westview Road, Birmingham AL 35213
Jefferson County, Allocation Amount \$115500
Tax Parcel: 14 00 11 4 001 029.000
Lot 7, according to the Survey of Brookwood Estates, First Sector, as recorded in Map Book 58 Page 64 in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel P: 2812 Creek Lane NE, Birmingham AL 35213
Jefferson County, Allocation Amount \$68600
Tax Parcel: 12 00 08 2 007 020.000
Lot 23, in Block 4, according to the Survey of Arrowhead, First Sector, as recorded in Map Book 88, Page 13, in the Probate Office of Jefferson County, Alabama.

Parcel Q: 2815 Creek Lane NE, Birmingham AL 35213
Jefferson County, Allocation Amount \$91000
Tax Parcel: 12 00 08 2 008 014.000
Lot 4, in Block 7, according to the Survey of Arrowhead, First Sector, as recorded in Map

County Division Code: AL039 Inst. # 2021020571 Pages: 7 of 26

Book 88, Page 13, in the Probate Office of Jefferson County, Alabama.

Parcel R: 6434 Womack Road, Birmingham AL 35213
Jefferson County, Allocation Amount \$94500
Tax Parcel: 09 00 33 1 000 008.006
Lot 3, according to the Survey of F & W Addition to Cosby, as recorded in Map Book 128, Page 7, in the Probate Office of Jefferson County, Alabama.

Parcel S: 1700 Edgehill Drive, Birmingham AL 35213
Jefferson County, Allocation Amount \$105000
Tax Parcel: 38 00 06 1 004 010.000
Lots 23, 24 and 25, Block 84, according to the Survey of Bessemer North Highlands, as recorded in Map Book 8 Page 77 in the Probate Office of Jefferson County, Alabama.

Parcel T: 1008 Normandale Circle, Birmingham AL 35213
Jefferson County, Allocation Amount \$91000
Tax Parcel: 31 00 14 3 001 019.000
Lot 2, Block 2 of Vann-Floyd's Addition to Concord, as recorded in Map Book 14, Page 86, in the Probate Office of Jefferson County, Alabama.

Parcel U: 2533 Shoemaker Street, Birmingham AL 35235
Jefferson County, Allocation Amount \$98000
Tax Parcel: 12 00 10 3 002 005.000
Lot 9, Block 3, according to the survey of First Addition to Grayson Valley Estates Highland Sector, as recorded in Map Book 100, Page 4, in the Probate Office of Jefferson County, Alabama.

Parcel V: Intentionally removed.

Parcel W: 1129 Linwood Street, Birmingham AL 35215
Jefferson County, Allocation Amount \$101500
Tax Parcel: 13 00 25 1 009 007.000
Lots 66 and 67, according to the Survey of Berkley Hills, as recorded in Map Book 17, Page 44, in the Probate Office of Jefferson County, Alabama.

Parcel X: 1133 3rd Plaza, Pleasant Grove AL 35127
Jefferson County, Allocation Amount \$122500
Tax Parcel: 30 00 09 3 003 107.000
Lot 19, in Block 3, according to the Survey of Fifth Sector, Woodland Forest Estates, as recorded in Map Book 20 Page 54, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel Y: 116 Rose Drive, Birmingham AL 35206
Jefferson County, Allocation Amount \$101500
Tax Parcel: 13 00 36 3 006 008.000

County Division Code: AL039 Inst. # 2021020571 Pages: 8 of 26

Lot 8, Block 4, according to the Map and Survey of Reese-King Addition to Roebuck, as recorded in Map Book 39, Page 82, in the Probate Office of Jefferson County, Alabama.

Parcel Z: 1353 Glenwood Street, Birmingham AL 35215

Jefferson County, Allocation Amount \$87500

Tax Parcel: 13 00 24 4 009 019.000

Lot 260, according to the Survey of Berkley Hills, 2nd Addition, as recorded in Map Book 18, Page 34, in the Probate Office of Jefferson County, Alabama.

Parcel AA: Intentionally removed.

Parcel AB: 1601 2nd Street NW, Birmingham AL 35215

Jefferson County, Allocation Amount \$110250

Tax Parcel: 12 00 19 2 014 023.000

The South half of West 110 feet of Lot 9, Block 10, according to the map of Borgan and Cleveland First Addition to CenterPoint, as recorded in Map Book 27, Page 40, in the Probate Office of Jefferson County, Alabama.

Parcel AC: 1653 Azalea Drive, Birmingham AL 35235

Jefferson County, Allocation Amount \$124250

Tax Parcel: 12 00 21 3 001 055.000

Lot 29, Block P, according to the Survey of Unit 2, Spring Lake Manor Subdivision, as recorded in Map Book 36 Page 96, in the Probate Office of Jefferson County, Alabama.

Parcel AD: Intentionally removed.

Parcel AE: 1930 Pratt Hwy, Birmingham AL 35214

Jefferson County, Allocation Amount \$173600

Tax Parcel: 21 00 12 3 005 025.000

That part of the South half of the Southwest Quarter of Section 12, Township 17 South, Range 4 West, more particularly described as follows: Begin at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 12, Township 17 South, Range 4 West; thence South along the West boundary line of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of 208.0 feet; thence in an Easterly direction and parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 90 feet to the West line of a Public Road for the Point of Beginning; thence in a Westerly direction and parallel with the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of 208.1 feet; thence an angle to the left of 90 degrees 16 minutes Southerly 108.5 feet; thence an angle to the left of 90 degrees 16 minutes run in an Easterly direction 209.4 feet to the West line of a Public Road; thence in a Northerly direction along the West line of Public Road 108.81 feet to the Point of Beginning, lying South of the Property described in Volume 658, Page 150.

Parcel AF: Intentionally removed.

Parcel AG: 2040 Edenwood Drive, Hueytown AL 35023

County Division Code: AL039 Inst. # 2021020571 Pages: 9 of 26

Jefferson County, Allocation Amount \$126000
Tax Parcel: 37 00 03 2 009 027.000
Lot 5, Block 22, according to the Survey of Edenwood, Second Sector, as recorded in Map Book 19, Page 23, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AH: 217 Chickasaw Drive, Birmingham AL 35214
Jefferson County, Allocation Amount \$206500
Tax Parcel: 22 00 18 3 012 002.000
Lot 16, according to the Map and Survey of Forestdell, as recorded in Map Book 48, Page 30, in the Probate Office of Jefferson County, Alabama.

Parcel AI: 2240 2nd Place NE, Center Point AL 35215
Jefferson County, Allocation Amount \$38500
Tax Parcel: 12 00 18 1 009 009.000
Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 16 South, Range 1 West, Jefferson County, Alabama described as follows: Begin at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 16 South, Range 1 West and run West along the North line of said Quarter-Quarter Section 350 feet; thence 90 degrees 29 minutes left 324.49 feet for the Point of Beginning; thence 90 degrees right 165 feet; thence 90 degrees left 100 feet; thence 90 degrees left 165 feet; thence 90 degrees left 100 feet to the Point of Beginning.

Parcel AJ: 2449 Tracy Lane, Birmingham AL 35215
Jefferson County, Allocation Amount \$108500
Tax Parcel: 12 00 08 3 012 001.008
Lot 21, according to the Map and Survey of Meadow Wood Estates 1st Sector, as recorded in Map Book 113, Page 3, in the Probate Office of Jefferson County, Alabama.

Parcel AK: 2501 Matzok Road, Hoover AL 35226
Jefferson County, Allocation Amount \$52500
Tax Parcel: 39 00 10 4 003 006.000
Lot 11, in Block 3 according to the Survey of Shadeswood Park, Fifth Sector Addition, as recorded in Map Book 19, Page 65, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AL: 2528 Circle Drive, Hueytown AL 35023
Jefferson County, Allocation Amount \$67900
Tax Parcel: 30 00 32 4 004 007.000
Lot 2, Block 4, according to the Survey of Bessemer Gardens, as recorded in Map Book 3, Page 14, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AM: 3356 Shallowford Circle, Vestavia AL 35216
Jefferson County, Allocation Amount \$157500
Tax Parcel: 40 00 06 4 006 018.015

County Division Code: AL039 Inst. # 2021020571 Pages: 10 of 26

Lot 8, according to the Survey of Shallowford Townhomes, 2nd Sector, as recorded in Map Book 151, Page 66, in the Probate Office of Jefferson County, Alabama.

Parcel AN: 3549 Brookfield Road, Hoover AL 35226

Jefferson County, Allocation Amount \$73500

Tax Parcel: 39 00 22 2 001 108.000

Lot 28, in Block 4, according to the Survey of Pinewood, Second Addition, as recorded in Map Book 20, Page 49, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AO: 409 20th Court NE, Birmingham AL 35215

Jefferson County, Allocation Amount \$80500

Tax Parcel: 12 00 17 3 004 018.000

Lot 18, in Block 6, of the Survey of Woodland Estates, First Sector, as recorded in Map Book 88, Page 12, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel AP: 413 Fernbrook Avenue, Birmingham AL 35206

Jefferson County, Allocation Amount \$110600

Tax Parcel: 13 00 35 1 010 005.000

Lot 5, in Block 7, according to the Survey of Cloverdale Estates, Second Addition, as recorded in Map Book 47 Page 17, in the Probate Office of Jefferson County, Alabama.

Parcel AQ: 413 Hearn Circle, Birmingham AL 35206

Jefferson County, Allocation Amount \$109900

Tax Parcel: 13 00 35 4 002 038.000

Lot 14, according to the Survey of Woodcrest Estates, as recorded in Map Book 44, Page 90, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Parcel AR: 428 Woodland Court, Center Point AL 35215

Jefferson County, Allocation Amount \$112000

Tax Parcel: 12 00 17 2 004 028.000

Lot 8, Block 1, according to the Map and Survey of Woodland Estates, Second Sector, as recorded in Map Book 90, Page 63, in the Probate Office of Jefferson County, Alabama.

Parcel AS: 440 Bridle Trace Drive, Leeds AL 35094

Jefferson County, Allocation Amount \$105000

Tax Parcel: 25 00 30 4 000 033.000

Lot 6, Block 3, according to the Survey of Bridle Trace Subdivision, Sector 1-B, as recorded in Map Book 121, Page 29, in the Probate Office of Jefferson County, Alabama.

Parcel AT: 508 Ardmore Lane, Irondale AL 35210

Jefferson County, Allocation Amount \$115500

Tax Parcel: 23 00 25 3 005 020.000

Lot 2-A, Block 19, according to the Survey of Crestline's Holiday Gardens, 7th Sector, as recorded in Map Book 53, Page 86, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 11 of 26

Parcel AU: 5177 Terry Heights Road, Pinson AL 35126
Jefferson County, Allocation Amount \$56000
Tax Parcel: 09 00 21 2 000 026.000
Lot 8, according to the amended Map or Survey of Crow's Nest, as recorded in Map Book 105 Page 87, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Parcel AV: 5502 Mary Munger Road, Trussville AL 35173
Jefferson County, Allocation Amount \$98000
Tax Parcel: 11 00 09 2 000 003.000
A part of the North 1/4 of the NW 1/4 of Section 9, Township 16 South, Range 1 East, Jefferson County, Alabama and described as follows: Commence at the NW corner of said Section 9, thence East along the North line of same a distance of 1681.16 feet to the Westerly right of way line of a public road; said point being the Point of Beginning; thence 112 degrees 52 minutes to the right in a Southwesterly direction along said Right of Way a distance of 71.32 feet to the point of a curve to the left having a radius of 248.48 feet; thence along the arc of said curve a distance of 1.03 feet to a point that is 66.66 feet South of the North line of said Section; thence West and parallel to said North line a distance of 516.25 feet; thence 90 degrees 90 minutes to the right in a Northerly direction a distance of 66.66 feet to said North line; thence 90 degrees 00 minutes to the right in a Easterly direction along said North line a distance of 544.35 feet to Point of Beginning.

Parcel AW: 562 12th Court, Pleasant Grove AL 35127
Jefferson County, Allocation Amount \$161000
Tax Parcel: 30 00 07 1 009 006.000
Lot 39, in Block 3, according to the Survey of Highland Forest, Fourth Sector, as recorded in Map Book 21 Page 78, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AX: 615 12th Plaza, Pleasant Grove AL 35127
Jefferson County, Allocation Amount \$56000
Tax Parcel: 30 00 07 1 008 021.000
Lot 12, according to the Survey of Highland Forest, Fourth Sector, as recorded in Map Book 21 Page 78, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AY: 618 Pinedale Drive SW, Bessemer AL 35022
Jefferson County, Allocation Amount \$131250
Tax Parcel: 38 00 20 1 004 017.000
Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 19 South, Range 4 West, situated in Jefferson County, Alabama, and more particularly described as follows: Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section, run thence Northwardly

County Division Code: AL039 Inst. # 2021020571 Pages: 12 of 26

and along the West line of said Northwest 1/4 of the Northeast 1/4 for a distance of 209 feet to the point of beginning, from the point of beginning thus obtained, thence turn an angle to the right of 94 degrees 00 minutes and run Eastwardly for a distance of 66.88 feet to the Northwest right of way line of a 50 foot street; thence turn an angle to the left of 57 degrees 36 minutes and run Northeasterly and along the Northwest right of way line of said 50 foot street for a distance of 150.92 feet; thence turn an angle to the left of 90 degrees 04 minutes and run Northwestwardly for a distance of 177.3 feet; thence turn an angle to the left of 90 degrees and run Southwestwardly for a distance of 263.2 feet; thence turn an angle of 122 degrees 28 minutes to the left and run Eastwardly for a distance of 142.62 feet to the point of beginning. Except that part of subject property not included in the deed to S.B. Arrington, as recorded in Volume 818, Page 544, in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

Parcel AZ: 641 15th Court NW, Birmingham AL 35215
Jefferson County, Allocation Amount \$192500
Tax Parcel: 13 00 24 3 002 016.000
Lot 16, Block 7, according to the Map and Survey of Second Sector, Queensbury East, as recorded in Map Book 127 Page 15, in the Probate Office of Jefferson County, Alabama.

Parcel BA: Intentionally removed.
Parcel BB: 8545 Valley Hill Drive, Birmingham AL 35206
Jefferson County, Allocation Amount \$59500
Tax Parcel: 23 00 12 3 008 003.039
Lot 4, in Block 2, according to the Survey of Cedarbark East, as recorded in Map Book 113, Page 28, in the Probate Office of Jefferson County, Alabama.

Parcel BC: 916 9th Avenue, Pleasant Grove AL 35127
Jefferson County, Allocation Amount \$56000
Tax Parcel: 30 00 08 3 001 010.000
Lot 5, according to the Survey of Pleasant Haven, as recorded in Map Book 10, Page 95, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel BD: 952 Edwards Lake Road, Birmingham AL 35235
Jefferson County, Allocation Amount \$56000
Tax Parcel: 12 00 30 4 007 017.000
Lot 9, Block 2, according to the Survey of Eldorado, First Sector, as recorded in Map Book 60, Page 20 A & B, in the Probate Office of Jefferson County, Alabama.

Parcel BE: 9820 Virginianna Drive, Birmingham AL 35215
Jefferson County, Allocation Amount \$108500
Tax Parcel: 13 00 35 3 001 032.000
Lot 6, Block 2, according to the Survey of Belmar Estates, as recorded in Map Book 43, Page 32, in the Probate Office of Jefferson County, Alabama.

Parcel BF: 660 Hagood Street, Birmingham AL 35213

County Division Code: AL039 Inst. # 2021020571 Pages: 13 of 26

Jefferson County, Allocation Amount \$122500
Tax Parcel: 23 00 27 3 014 012.000
Lot 3, Block 2, according to the Survey of the Fifth Addition to Crestview Hills as recorded in Map Book 41, Page 56 in the Probate Office of Jefferson County, Alabama.

Parcel BG: 605 Park Way, Birmingham AL 35068
Jefferson County, Allocation Amount \$108500
Tax Parcel: 13 00 31 3 002 009.000
Lot 119, according to the Map and Survey of Fultondale Estates Second Sector, as the same is recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 37 Page 52.

Parcel BH: 848 Skelton Ave, Gardendale AL 35071
Jefferson County, Allocation Amount \$112000
Tax Parcel: 14 00 13 1 001 063.000
Lot 9, according to the Survey of First Sector, Sun Dale Estates, as recorded in Map Book 82, Page 45, in the Probate Office of Jefferson County, Alabama.

Parcel BI: 9321 Silley Dean Road, Pinson AL 35126
Jefferson County, Allocation Amount \$138600
Tax Parcel: 01 00 31 1 000 001.000
Commence at the SE corner of the NE 1/4 of NE 1/4 Section 31, Township 14, Range 1 West, thence West 877 feet to the point of beginning, thence continue West 230 feet, thence Northeasterly 350 feet, thence South 260 feet to the Point of Beginning, situated in Jefferson County, Alabama.

Parcel BJ: 813 Country View Ct, Birmingham AL 35215
Jefferson County, Allocation Amount \$126000
Tax Parcel: 12 00 08 2 008 003.000
Lot 15, Block 7, according to the Map and Survey of Fourth Sector, Arrowhead, as recorded in Map Book 93, Page 51, in the Probate Office of Jefferson County, Alabama.

Parcel BK: 5540 Balboa Ct, Pinson AL 35126
Jefferson County, Allocation Amount \$84000
Tax Parcel: 12 00 04 4 002 016.000
Lot 35, Block 3, according to the map and survey of Third Phase, First Sector, Paradise Valley as recorded in Map Book 105, Page 57, in the Probate Office of Jefferson County, Alabama.

Parcel BL: Intentionally removed.

Parcel BM: 8624 Driftwood Drive, Morris AL 35116
Jefferson County, Allocation Amount \$141400
Tax Parcel: 07 00 01 4 000 025.001
Lot 4, Block 2, according to the Survey of First Addition to Shady Acres Estates, as recorded in Map Book 73 Page 94 in the Probate Office of Jefferson County, Alabama;

County Division Code: AL039 Inst. # 2021020571 Pages: 14 of 26

being situated in Jefferson County, Alabama.

Parcel BN: 2412 Wine Ridge Drive, Hoover AL 35244
Jefferson County, Allocation Amount \$101500
Tax Parcel: 40 00 08 4 004 016.000
Lot 3, Block 6, according to the survey of Wine Ridge, First Sector, as recorded in Map Book 106, Page 15 A&B, in the Probate Office of Jefferson County, Alabama.

Parcel BO: 5361 Scott Drive, Pinson AL 35126
Jefferson County, Allocation Amount \$66500
Tax Parcel: 12 00 09 2 006 005.000
Lot 12, Block 3, according to the Survey of Hickory Hills Estates, Fourth Sector, as recorded in Map Book 98, Page 69, in the Probate Office of Jefferson County, Alabama.

Parcel BP: 5204 Cornell Drive, Irondale AL 35210
Jefferson County, Allocation Amount \$63000
Tax Parcel: 23 00 25 3 011 008.000
Lot 24, Block 26, according to the Survey of Crestline's Holiday Gardens, Fourth Sector, as recorded in Map Book 49 Page 56 A, B and C, in the Probate Office of Jefferson County, Alabama.

Parcel BQ: 1784 Napier Drive, Hoover AL 35226
Jefferson County, Allocation Amount \$73500
Tax Parcel: 39 00 14 1 007 069.000
Lot 2, Block 5, according to Johnson-Rast & Hays Second Addition to Green Valley Fairways, as recorded in Map Book 89, Page 49, in the Birmingham Division and Map Book 16, Page 89, in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

AS TO SHELBY COUNTY:
Parcel AA: 1449 King George Drive, Alabaster AL 35007
Shelby County, Allocation Amount \$105000
Tax Parcel: 13 7 26 3 002 009.000
Lot 34, according to the Survey of Kingwood, as recorded in Map Book 6 Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel AD: 173 Creekstone Trail, Calera AL 35040
Shelby County, Allocation Amount \$154000
Tax Parcel: 28 3 06 0 002 028.000
Lot 107, according to the Survey of Final Plat of Stonecreek, Phase 1, as recorded in Map Book 32 Page 92, in the Probate Office of Shelby County, Alabama.

Parcel AF: 199 Calloway Lane, Pelham AL 35124
Shelby County, Allocation Amount \$81200
Tax Parcel: 13 6 13 2 006 006.000

County Division Code: AL039 Inst. # 2021020571 Pages: 15 of 26

Lot 16, according to the Survey of Calloway Cove Townhomes, Plat No. 1, as recorded in Map Book 31 Page 67, in the Probate Office of Shelby County, Alabama.

Parcel BA: 709 Waterford Lane, Calera AL 35040

Shelby County, Allocation Amount \$108500

Tax Parcel: 22 7 35 2 003 014.000

Lot 374, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Parcel BL: 182 Jasmine Dr, Alabaster AL 35007

Shelby County, Allocation Amount \$58100

Tax Parcel: 23 5 15 0 004 013.000

Lot 13, according to the Revised Meadows, Plat 2, as recorded in Map Book 20 Page 26 in the Probate Office of Shelby County, Alabama.

END

County Division Code: AL039 Inst. # 2021020571 Pages: 16 of 26

Exhibit B
to
Mortgage and Security Agreement
between
BARP November 2015, LLC and SouthPoint Bank

Permitted Encumbrances for the Additional Property

Taxes for the year 2021 and subsequent years are not yet due and payable.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages are not insured herein.

Rights of others as to any unrecorded leases.

AS TO JEFFERSON COUNTY:

Parcel A: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 46, Page 62, in the Probate Office of JEFFERSON County, Alabama.

Parcel B: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 27, Page 82, in the Probate Office of Jefferson County, Alabama.

Parcel C: This commitment/policy does not purport to insure the amount of acreage.

Parcel D: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 16, Page 97, in the Probate Office of Jefferson County, Alabama.

Parcel E: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 37, Page 52, in the Probate Office of Jefferson County, Alabama.

Parcel E: Easements to Alabama Power Company recorded in Volume 5055, Page 324, Volume 5055, Page 326 and Volume 4982, Page 570.

Parcel F: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 117, Page 62, in the Probate Office of Jefferson County, Alabama.

Parcel G: This commitment/policy does not purport to insure the amount of acreage.

Parcel H: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 113, Page 43, in the Probate Office of Jefferson County, Alabama.

Parcel I: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 11, Page 68, in the Probate Office of Jefferson County, Alabama.

Parcel I: Right of way to Jefferson County, Alabama, recorded in Bessemer Real 102, Page 583, in the Probate Office of Jefferson County, Alabama.

Parcel I: Easement for Alabama Power Company and Southern Bell Telephone and Telegraph Company, as recorded in Bessemer Volume 1009, page 580, in the Probate Office of Jefferson County, Alabama.

Parcel I: Restrictions appearing of record in Bessemer Volume 744, page 317, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 17 of 26

Parcel J: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 120, Page 22, in the Probate Office of Jefferson County, Alabama.

Parcel J: Restrictions in Real 1754 Page 387.

Parcel J: Agreement to Jeffco Health Dept in Real 1766 Page 154.

Parcel J: Right of Way to Alabama Power Company et al in Real 1792 Page 112.

Parcel K: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 100, Page 6, in the Probate Office of Jefferson County, Alabama.

Parcel K: Restrictions recorded in Real 979, Page 615.

Parcel L: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 113, Page 20, in the Probate Office of Jefferson County, Alabama.

Parcel L: Right of way granted to Alabama Power Company recorded in Volume 1193, Page 572 and Volume 4083, Page 546.

Parcel L: Right of way granted to Alabama Power Company and Southern Bell Telephone recorded in Volume 1476, Page 285.

Parcel M: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 88, Page 60, in the Probate Office of Jefferson County, Alabama.

Parcel M: Restrictions in Real 616, Page 744.

Parcel M: Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph recorded in Real 635, Page 602.

Parcel N: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 55, Page 61, in the Probate Office of Jefferson County, Alabama.

Parcel N: Restrictions in Volume 6195, Page 142.

Parcel N: Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph recorded in Volume 6143, Page 496.

Parcel O: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 58, Page 64, in the Probate Office of Jefferson County, Alabama.

Parcel O: Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph recorded in Volume 6455, Page 142.

Parcel P: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 88, Page 13, in the Probate Office of Jefferson County, Alabama.

Parcel Q: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 88, Page 13, in the Probate Office of Jefferson County, Alabama.

Parcel Q: Agreement in favor of Jefferson County Department of Health as recorded in Real Book 613, Page 285.

Parcel Q: Restrictions as recorded in Real Book 616, Page 648.

Parcel R: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 128, Page 7, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 18 of 26

Parcel S: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 8, Page 77, in the Probate Office of Jefferson County, Alabama.

Parcel S: Restrictions as recorded in Volume 374, Page 448.

Parcel T: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 14, Page 86, in the Probate Office of Jefferson County, Alabama.

Parcel T: Terms and provisions of the final order recorded in Inst. 2017037086.

Parcel T: Easements recorded in Volume 368, Page 7 and Inst. 2017041912.

Parcel T: Restrictions recorded in Volume 17, Page 358.

Parcel U: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 100, Page 4, in the Probate Office of JEFFERSON County, Alabama.

Parcel V: Intentionally deleted.

Parcel W: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Berkley Hills, as recorded in Map Book 17, Page 44, in the Probate Office of Jefferson County, Alabama.

Parcel X: Building lines, setbacks and easements as shown on that certain Survey of Fifth Sector, Woodland Forest Estates, as recorded in Map Book 20 Page 54, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel X: Restrictions in Real Volume 197, Page 926 & Real Volume 212, Page 535.

Parcel X: Right of Way to Alabama Power Company & South Central Bell in Real Volume 331, Page 405.

Parcel X: Sanitary Sewer Agreement in Real Volume 339, Page 543.

Parcel X: Mineral and Mining rights in Real Volume 197, Page 926.

Parcel Y: Building lines, setbacks and easements as shown on that certain Map and Survey of Reese-King Addition to Roebuck, as recorded in Map Book 39, Page 82, in the Probate Office of Jefferson County, Alabama.

Parcel Z: Building lines, setbacks and easements as shown on that certain Survey of Berkley Hills, 2nd Addition, as recorded in Map Book 18, Page 34, in the Probate Office of Jefferson County, Alabama.

Parcel AB: Building lines, setbacks and easements as shown on that certain map of Borgan and Cleveland First Addition to CenterPoint, as recorded in Map Book 27, Page 40, in the Probate Office of Jefferson County, Alabama.

Parcel AC: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein and as shown in Volume 5619 Page 567.

Parcel AC: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 36, Page 96, in the Probate Office of Jefferson County, Alabama.

Parcel AC: Covenants, conditions and restrictions as shown in Volume 5619 Page 567, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 19 of 26

Parcel AC: Storm Sewer Easement set forth in Instrument recorded in Instrument 200314/5861, in the Probate Office of Jefferson County, Alabama.

Parcel AE: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein as recorded in Volume 36, Page 136.

Parcel AE: Easement as set forth in Instrument recorded in Deed Volume 4656, Page 542.

Parcel AE: Less and except any part of Subject Property lying within a Public Road Right of Way.

Parcel AG: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 19, Page 23, in the Probate Office of Jefferson County, Alabama.

Parcel AG: Covenants, conditions and restrictions recorded in Real Volume 259, Page 717, in the Probate Office of Jefferson County, Alabama.

Parcel AG: Right of Way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Real Volume 265, Page 787, in the Probate Office of Jefferson County, Alabama.

Parcel AG: Sanitary sewer system agreement as set forth in Real Volume 261, Page 762, in the Probate Office of Jefferson County, Alabama.

Parcel AG: Rights, privileges, release of damages, covenants, reservations, conditions and limitations as set forth in Real Volume 202, Page 828, in the Probate Office of Jefferson County, Alabama.

Parcel AH: Building lines, setbacks and easements as shown on that certain Survey of Forestdell, as recorded in Map Book 48, Page 30, in the Probate Office of Jefferson County, Alabama.

Parcel AI: Less and except any part of the Subject Property lying within a public road right of way.

Parcel AJ: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 113, Page 3, in the Probate Office of Jefferson County, Alabama.

Parcel AJ: Restrictions recorded in Real Volume 1531 Page 394, in the Probate Office of Jefferson County, Alabama.

Parcel AJ: Right of Way to Alabama Power Company and South Central Bell recorded in Real Volume 1526 Page 462, in the Probate Office of Jefferson County, Alabama.

Parcel AJ: Agreement with Jefferson County Department of Health recorded in Real Volume 1588 Page 722, in the Probate Office of Jefferson County, Alabama.

Parcel AK: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded in Volume 772, Page 591, in the Probate Office of Jefferson County, Alabama.

Parcel AK: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 19, Page 65, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

County Division Code: AL039 Inst. # 2021020571 Pages: 20 of 26

Parcel AL: Less and except any part of the Subject Property lying within a public road right of way.

Parcel AM: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 151, Page 66, in the Probate Office of Jefferson County, Alabama.

Parcel AM: Covenants, conditions and restrictions recorded in Real Volume 78, Page 405 and amended in Real Volume 662, Page 936, in the Probate Office of Jefferson County, Alabama.

Parcel AM: Right of Way granted to Alabama Power Company as set forth in Real Volume 2825, Page 531; Real Volume 2842, Page 945 and Real Volume 2957, Page 561, in the Probate Office of Jefferson County, Alabama.

Parcel AM: Agreement with Alabama Power Company relating to underground residential distribution system as set forth in Real Volume 2825, Page 532, in the Probate Office of Jefferson County, Alabama.

Parcel AM: Easement and right of way granted to Jefferson County as set forth in Real Volume 2378, Page 90; Real Volume 2665, Page 777 and Volume 2555, Page 242, in the Probate Office of Jefferson County, Alabama.

Parcel AM: Easement as set forth in Real Volume 2859, Page 886, in the Probate Office of Jefferson County, Alabama.

Parcel AN: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 20, Page 49, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AN: Covenants, conditions and restrictions recorded in Bessemer Real Volume 321, Page 22, in the Probate Office of Jefferson County, Alabama.

Parcel AN: Right of Way granted to Alabama Power Company and South Central Bell Telephone and Telegraph Company as set forth in Bessemer Real Volume 322, Pages 10 and 14, in the Probate Office of Jefferson County, Alabama.

Parcel AN: Agreement with regard to sanitary sewer systems as set forth in Bessemer Real Volume 321, Page 17, in the Probate Office of Jefferson County, Alabama.

Parcel AN: Right of Way granted to Alabama Power Company as set forth in Bessemer Volume 239, Page 549, in the Probate Office of Jefferson County, Alabama.

Parcel AO: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 88, Page 12, in the Probate Office of Jefferson County, Alabama.

Parcel AO: Covenants, conditions and restrictions recorded in Real Volume 636, Page 739, in the Probate Office of Jefferson County, Alabama.

Parcel AO: Right of Way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Real Volume 623, Page 742, in the Probate Office of Jefferson County, Alabama.

Parcel AP: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on Survey of Cloverdale Estates, Second Addition, as recorded in Map Book 47 Page 17, in the Probate Office of Shelby County, Alabama.

Parcel AP: Right of Way in favor of Alabama Power Company & Southern Bell Telephone &

County Division Code: AL039 Inst. # 2021020571 Pages: 21 of 26

Telegraph Company as shown by instrument recorded in Volume 5762, Page 299, in the Probate Office of Jefferson County, Alabama.

Parcel AP: Restrictions and limitations as to use of the property as shown by instrument recorded in Volume 5762, Page 21, in said Probate Office.

Parcel AQ: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Woodcrest Estates, as recorded in Map Book 44, Page 90, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Parcel AQ: Right of Way to Alabama Power Company as recorded Volume 5528, Page 394; Volume 5451, Page 564 & Volume 5519, Page 589.

Parcel AR: Building lines, setbacks and easements as shown on that certain Map and Survey of Woodland Estates, Second Sector, as recorded in Map Book 90, Page 63, in the Probate Office of Jefferson County, Alabama.

Parcel AR: Right of Way to Jefferson County as recorded Real 695, Page 566.

Parcel AS: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 121, Page 29, in the Probate Office of Jefferson County, Alabama.

Parcel AS: Covenants, conditions and restrictions recorded in Real Volume 1882, Page 37, in the Probate Office of Jefferson County, Alabama.

Parcel AS: Right of Way easement as set forth in Real Volume 1811, Page 185, in the Probate Office of Jefferson County, Alabama.

Parcel AT: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages are not insured herein, as recorded in Volume 2045, Page 51, in the Probate Office of Jefferson County, Alabama.

Parcel AT: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 53, Page 86, in the Probate Office of Jefferson County, Alabama.

Parcel AT: Covenants, conditions and restrictions recorded in Volume 6323, Page 461, in the Probate Office of Jefferson County, Alabama.

Parcel AT: Right of Way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Volume 6135, Page 180; Volume 6193, Page 375 and Volume 6370, Page 439, in the Probate Office of Jefferson County, Alabama.

Parcel AU: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein and as shown in Volume 3289 Page 413.

Parcel AU: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 105, Page 87, in the Probate Office of Jefferson County, Alabama.

Parcel AU: Sanitary Sewer Agreement as set forth in Real 1109 Page 897, in the Probate Office of Jefferson County, Alabama.

Parcel AU: Right of Way to Alabama Power Company recorded in Volume 3983 Page 445 and Volume 6313 Page 115, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 22 of 26

Parcel AV: Less and except any portion of subject property lying in the road right of way.

Parcel AW: Building lines, setbacks and easements as shown on that certain Survey of Highland Forest, Fourth Sector, as recorded in Map Book 21 Page 78, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AX: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 21, Page 78, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel AY: Less and except any portion of subject property lying within a right of way.

Parcel AZ: Building lines, setbacks and easements as shown on that certain Map and Survey of Second Sector, Queensbury East, as recorded in Map Book 127 Page 15, in the Probate Office of Jefferson County, Alabama.

Parcel BB: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 113, Page 28, in the Probate Office of Jefferson County, Alabama.

Parcel BB: Covenants, conditions and restrictions recorded in Real Volume 1465, Page 732, in the Probate Office of Jefferson County, Alabama.

Parcel BB: Any loss, cost, claim or damage arising from sewer lien recorded in Instrument No. 9911/2315, in the Probate Office of Jefferson County, Alabama.

Parcel BC: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded in Volume 48, Page 419, in the Probate Office of Jefferson County, Alabama.

Parcel BC: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 10, Page 95, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel BC: Covenants, conditions and restrictions recorded in Bessemer Volume 700, Page 593, in the Probate Office of Jefferson County, Alabama.

Parcel BC: Right of Way granted to Alabama Power Company as set forth in Bessemer Volume 706, Page 425 and Bessemer Volume 750, Page 573, in the Probate Office of Jefferson County, Alabama.

Parcel BC: Easement and release of damages as set forth in Bessemer Volume 15, Page 124, in the Probate Office of Jefferson County, Alabama.

Parcel BD: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Eldorado, First Sector, as recorded in Map Book 60, Page 20 A & B, in the Probate Office of Jefferson County, Alabama.

Parcel BD: Covenants, conditions and restrictions recorded in Volume 6462, Page 215 in the Probate Office of Jefferson County, Alabama.

Parcel BD: Right of Way to Alabama Power as recorded in Volume 6939, Page 287 & Volume 6528, Page 561.

Parcel BE: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Eldorado, First Sector, as recorded in Map Book 60, Page 20 A & B, in the Probate Office of Jefferson County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 23 of 26

Parcel BE: Covenants, conditions and restrictions recorded in Volume 5362, Page 344; Volume 5436, Page 190 and Volume 5808, Page 249 in the Probate Office of Jefferson County, Alabama.

Parcel BE: Right of Way to Alabama Power as recorded in Volume 5589, Page 187.

Parcel BF: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 41, Page 56, in the Probate Office of JEFFERSON County, Alabama.

Parcel BF: Any claims which may be filed in the Estate of Myra Faye Bishop aka Myra Bishop, deceased, Probate Case No. 20BHM01848, in the Probate Court of JEFFERSON County, Alabama.

Parcel BG: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 37, Page 52, in the Probate Office of JEFFERSON County, Alabama.

Parcel BH: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 82, Page 45, in the Probate Office of JEFFERSON County, Alabama.

Parcel BH: Right of way granted Alabama Power Company recorded in Volume 1193, Page 571; Volume 2087, Page 410; Real Volume 31, Page 432; Volume 4423, Page 554; Volume 4241, Page 291 and Real Volume 487, Page 410.

Parcel BH: Title to all minerals recorded in Volume 17, Page 45.

Parcel BH: Restrictions recorded in Real Volume 449, Page 726.

Parcel BH: Easement in favor of Alabama Power Company and Southern Bell Telephone recorded in Real Volume 487, Page 412.

Parcel BI: Less and except any part of subject property lying within any road right of way.

Parcel BI: Right of way granted to Alabama Power Company recorded in Volume 5147, Page 438; Volume 3482, Page 443 and Volume 3049, Page 168.

Parcel BI: This commitment/policy does not purport to insure the amount of acreage.

Parcel BJ: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 93, Page 51, in the Probate Office of Jefferson County, Alabama.

Parcel BJ: Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 790, Page 334.

Parcel BJ: Agreement for sanitary sewer system as set out in Real Volume 766, Page 646.

Parcel BK: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 105, Page 57, in the Probate Office of Jefferson County, Alabama.

Parcel BM: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 73, Page 94, in the Probate Office of JEFFERSON County, Alabama.

Parcel BN: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 106, Page 15 A & B, in the Probate Office of JEFFERSON County, Alabama.

County Division Code: AL039 Inst. # 2021020571 Pages: 24 of 26

Parcel BN: Restrictions recorded in Real 1152, Page 570.

Parcel BN: Right of way granted to Alabama Power Company recorded in Volume 2785, Page 56.

Parcel BN: Mineral rights recorded in Volume 199, Page 475.

Parcel BO: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 98, Page 69, in the Probate Office of Jefferson County, Alabama.

Parcel BO: Agreement regarding sanitary sewer system recorded in Real 911, Page 116.

Parcel BP: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 49, Page 56 A & B, in the Probate Office of JEFFERSON County, Alabama.

Parcel BP: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities, and release of damages relating thereto, as recorded in Volume 2045, Page 51.

Parcel BP: Restrictions appearing of record in Volume 6323, Page 461 and amended in Real Volume 437, Page 184.

Parcel BP: Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instruments recorded in Volume 6193, Page 375, Real Volume 648, Page 589 and Real Volume 803, Page 668.

Parcel BQ: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 89, Page 49 and Map Book 16, Page 89, in the Probate Office of Jefferson County, Alabama.

AS TO SHELBY COUNTY:

Parcel AA: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Kingwood, as recorded in Map Book 6 Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel AA: Agreement to Alabama Power Company as recorded in Misc Book 10, Page 782 in the Probate Office of Jefferson County, Alabama.

Parcel AA: Easement regarding underground cables recorded in Misc Book 10, Page 635.

Parcel AA: Transmission Line Permit to Alabama Power Company recorded in Deed Book 292, Page 110 & Deed Book 292, Page 114.

Parcel AA: Covenants, conditions and restrictions recorded in Misc Book 10, Page 848 in the Probate Office of Shelby County, Alabama.

Parcel AD: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Final Plat of Stonecreek, Phase 1, as recorded in Map Book 32 Page 92, in the Probate Office of Shelby County, Alabama.

Parcel AD: Restrictions appearing of record in Declaration of Covenants, Conditions & Restrictions for Stone Creek as recorded in Instrument No. 2003121800815660.

County Division Code: AL039 Inst. # 2021020571 Pages: 25 of 26

Parcel AD: Articles of Incorporation of Stone Creek Homeowner's Association, Inc., as recorded in Instrument No. 20031218000815670.

Parcel AD: Easements, rights and privileges in favor of Alabama Power Company as recorded in Instrument No. 20050204000056930.

Parcel AF: Any and all matters, including but not limited to easements, rights of way, utility easements, building lines and setbacks drainage ditches as shown on the Survey of Callaway Cove Townhomes, Plat No. 1, as recorded in Map Book 31 Page 67, in the Probate Office of Shelby County, Alabama.

Parcel AF: Easement or claims of easements, not shown by the public records.

Parcel AF: Restrictions appearing of record in Declaration of Covenants, Conditions & Restrictions for Stone Creek as recorded in Instrument No. 20030813000533380.

Parcel AF: Articles of Incorporation of Stone Creek Homeowner's Association, Inc., as recorded in Instrument No. 20031218000815670.

Parcel AF: Permit to Alabama Power Company as recorded in Deed Book 141, Page 596.

Parcel AF: Restrictions, covenants & easement to Alabama Power Company as recorded in Instrument No. 2000-57748 & Instrument No. 2002-57749.

Parcel AF: Variance of setback line recorded in Instrument No. 20050110000012290.

Parcel AF: Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrances.

Parcel BA: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded in Real 345, Page 744 and Instrument No. 1995-1640.

Parcel BA: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Parcel BA: Ordinance with the City of Calera as recorded in Instrument No. 2000-0006, in the Probate Office of Shelby County, Alabama.

Parcel BA: Right of Way granted to Shelby County as recorded in Deed Book 240, Page 36, in the Probate Office of Shelby County, Alabama.

Parcel BA: Terms and Conditions as recited in Instrument No. 1995-640, in the Probate Office of Shelby County, Alabama.

Parcel BA: Articles of Incorporation of Waterford Homeowners Association, as recorded in Instrument No. 2001-12817, in the Probate Office of Shelby County, Alabama.

Parcel BA: Articles of Organization of Waterford, LLC, as recorded in Instrument No. 1999-49065, in the Probate Office of Shelby County, Alabama.

Parcel BA: Restrictions appearing of record in Instrument No. 2005-61651, in the Probate Office of

County Division Code: AL039 Inst. # 2021020571 Pages: 26 of 26

Shelby County, Alabama.

Parcel BA: Declaration of Restrictions, Covenants and Easements as recorded in Instrument No. 2000-40215 and amended in Instrument No. 2001-12818 and Instrument No. 2001-12819, in the Probate Office of Shelby County, Alabama.

Parcel BA: Right of Way granted to Alabama Power Company as recorded in Instrument No. 2004-35497, in the Probate Office of Shelby County, Alabama.

Parcel BA: Grant for Railroad as recorded in Real 278, Page 5, in the Probate Office of Shelby County, Alabama.

Parcel BA: Any negative effects, if any, as a result of that certain Consent Judgment as to Liability in favor of Compass Bank, as recorded in Instrument No. 20140417000111290, in the Probate Office of Shelby County, Alabama.

Parcel BL: Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 20, Page 26, in the Probate Office of SHELBY County, Alabama.

Parcel BL: Restrictions and covenants appearing of our record in Instrument No. 1995-18312.

END



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 03:01:34 PM
\$97.00 CHARITY
20210223000091480

Allen S. Bayl