

Prepared by and after recording
return to:

Marsha Baumgarner, Esq.
Carlton Fields
Suite 400 West
1025 Thomas Jefferson Street, NW
Washington, DC 20007-5208

ASSIGNMENT OF SECURITY INSTRUMENT

FOR VALUABLE CONSIDERATION, ORIX REAL ESTATE CAPITAL, LLC, a Delaware limited liability company, doing business as Lument Capital (the “**Assignor**”), having its principal office at 10 West Broad Street, 8th Floor, Columbus, Ohio 43215 hereby assigns, grants, sells and transfers to **FANNIE MAE**, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et. seq. and duly organized and existing under the laws of the United States, having a place of business at c/o ORIX Real Estate Capital, LLC, doing business as Lument Capital, 10 West Broad Street, 8th Floor, Columbus, Ohio 43215 (the “**Assignee**”), and the Assignee’s successors, transferees and assigns forever, all of the right, title and interest of the Assignor in and to the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 30, 2021, entered into by **ROYAL OAKS, LLC**, an Alabama limited liability company (“**Borrower**”) for the benefit of the Assignor, securing an indebtedness of the Borrower to Assignor in the principal amount of \$19,200,000.00 previously recorded in the land records of Shelby County, Alabama (“**Security Instrument**”), which indebtedness is secured by the property described in Exhibit A attached to this Assignment and incorporated into it by this reference.


Together with the Note or other obligation described in the Instrument and all obligations secured by the Security Instrument now or in the future.

IN WITNESS WHEREOF, this Assignment of Security Instrument is effective as of June 30, 2021.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE]

ORIX REAL ESTATE CAPITAL, LLC

a Delaware limited liability company,
doing business as Lument Capital

By:  (SEAL)
Name: Aquila Richards
Title: Authorized Person

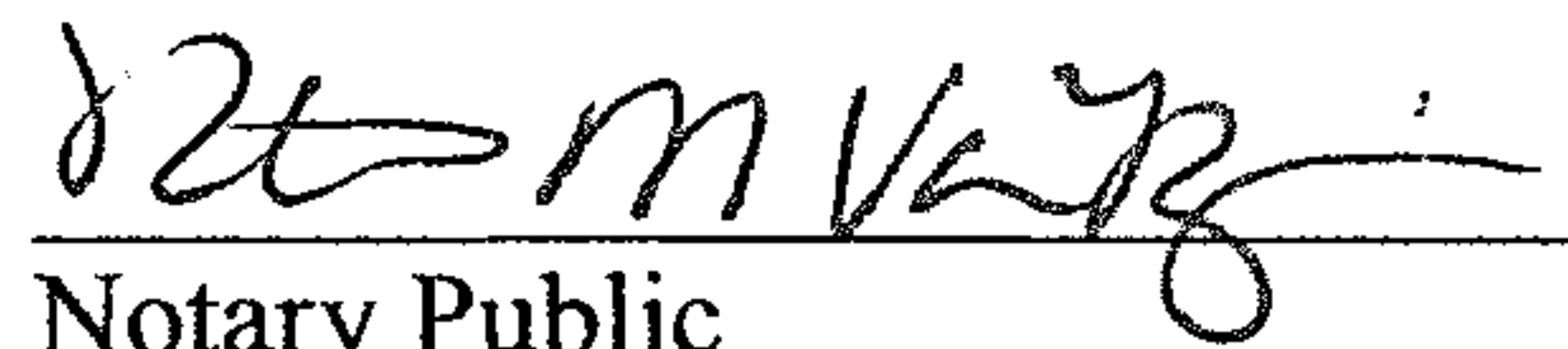
ACKNOWLEDGMENT

State of Ohio

County of Franklin

ss:

On this 2nd day of May, 2021, before me, the undersigned officer, personally appeared Aquila Richards, who I am satisfied is the individual named in the foregoing instrument as Authorized Person of ORIX Real Estate Capital, LLC, doing business as Lument Capital, and on behalf of such limited liability company did acknowledge that he/she executed the foregoing instrument as his/her voluntary act and deed, and as the voluntary act and deed of said limited liability company, for the purposes therein contained.



Notary Public

Print Name: Roberta M. Van Riper

My commission expires: September 8, 2023



Roberta M Van Riper
Notary Public, State of Ohio
My Commission Expires 09-08-2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2021 11:11:36 AM
 \$28.00 CHERRY
 20210630000316620

Allen S. Bayl

EXHIBIT A

LEGAL DESCRIPTION

Part of the N 1/2 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said 1/4 section for a distance of 2,300.55 feet; thence turn an angle to the right of 86° and run in a Northwesterly direction along the Northeasterly right of way line of U.S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101°03'10" and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71°19'50" and run in a Northeasterly direction for a distance of 580.0 feet; thence turn an angle to the right of 18°59'22" and run in a Northeasterly direction for a distance of 525.54 feet; thence turn an angle to the right of 101°40'03" and run in a Southeasterly direction for a distance of 526.96 feet; thence turn an angle to the right of 31°30' and run in a Southeasterly direction for a distance of 176.65 feet; thence turn an angle to the right of 0°14'53" and run in a Southeasterly direction 60.00 feet to the Point of Beginning of the following described curve; thence turn an angle from the last described course to the left of 90° to the tangent of a curve to the left having a central angle of 26°08'31" and the radius of 438.82 feet; thence run along the arc of said curve in a Northeasterly direction 200.21 feet to the Point of Beginning; from the Point of Beginning thus obtained, thence turn an angle to the right from the tangent, if extended to the last described curve of 98°10'47" and run in a Southeasterly direction 453.07 feet; thence turn an angle to the left of 79°02' and run in a Northeasterly direction 437.50 feet; thence turn an angle to the left of 69°12' and run in a Northeasterly direction 106.97 feet; thence turn an angle to the right of 69°12' and run in a Northeasterly direction 135.01 feet thence turn an angle to the right of 51°22'30" and run in a Southeasterly direction 128.00 feet; thence turn an angle to the left of 51°22'30" and run in a Northeasterly direction 506 feet; thence turn an angle to the left of 92°14' and run in a Northwesterly direction 128 feet; thence turn an angle to the left of 31°36'13" and run in a Northwesterly direction 200 feet; thence turn an angle to the left of 35°58'40" and run in a Northwesterly direction 82.00 feet; thence turn an angle to the right of 66°44'03" and run in a Northwesterly direction 190 feet; thence turn an angle to the left of 49°03'36" and run in a Northwesterly direction 256.06 feet to a point on the South right of way line of Woods of Riverchase Drive; thence turn an angle to the left of 63°36'40" to the tangent of a curve to the left, having a central angle of 1°25'23" and a radius of 382.25 feet; thence run along the arc of said curve to the left in a Southwesterly direction along said South line of Woods of Riverchase Drive 9.49 feet to the end of said curve; thence continue along the tangent, if extended to the last described curve and run in a Southwesterly direction along the South line of said Woods of Riverchase Drive 61.24 feet to the Point of Beginning of a curve to the right, said curve having a central angle of 45°57'43" and a radius of 402 feet; thence run along the arc of said curve to the right along said right of way line in a Southwesterly direction 322.48 feet to the end of said curve and the Point of Beginning of a curve to the left, said curve having a central angle of 62° and a radius of 342 feet; thence run along the arc of said curve to the left and along said right of way line in a Southwesterly direction 370.08 feet; to the end of said curve and the Point of Beginning of a curve to the right, said curve having a central angle of 2°03'59" and a radius of 438.82 feet; thence run along the arc of said curve to the right along said right of way line in a Southwesterly direction 184.32 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.