

This Instrument Prepared By:
Charles J. Kelley, Jr., Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
Suite 1700
Birmingham, AL 35203

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AFFID 1/4

AFFIDAVIT
REGARDING TERMINATION OF LEASE

STATE OF ALABAMA)
COUNTY OF SHELBY)

BEFORE THE UNDERSIGNED AUTHORITY personally appeared **ANDREW PATTERSON** ("Affiant"), in his capacity as Manager of SW Manager, LLC, as Manager of **HILLSIDE PARTNERS, LLC**, an Alabama limited liability company, who after being duly sworn, deposes and says as follows:

1. **HILLSIDE PARTNERS, LLC**, an Alabama limited liability company, ("Landlord") has been the owner of the property described on **Exhibit A** attached hereto (the "**Property**") since 2014.
2. Affiant is the Manager of SW Manager, LLC, as Manager of the Landlord and, in such capacity, Affiant has managed leasing matters pertaining to the Property. In such capacity, the Affiant became familiar with the facts stated in this Affidavit.
3. Affiant certifies that the Master Lease dated April 6, 2006, by and between 224 HM Group I, LLC, 224 HM Private Investor I, LLC, 224 HM Private Investor II, LLC, 224 HM Private Investor III, LLC, 224 HM Private Investor IV, LLC, 224 HM Private Investor V, LLC, 224 HM Private Investor VI, LLC, 224 HM Private Investor VII, LLC, 224 HM Private Investor VIII, LLC, 224 HM Private Investor IX, LLC, 224 HM Private Investor X, LLC, 224 HM Private Investor XI, LLC, 224 HM Private Investor XII, LLC, 224 HM Private Investor XIII, LLC, 224 HM Private Investor XIV, LLC, 224 HM Private Investor XV, LLC, each an Alabama limited liability company and 224 HM Master Lessee, LLC, an Alabama limited liability company (hereinafter referred to as "Lessee"), as evidenced by that certain Memorandum of Lease dated April 6, 2006 and recorded as Instrument Number 20060407000161130 in the Probate Office of Shelby County, Alabama, is no longer in effect and Lessee has not been in possession of the Property during Landlord's ownership of the Property.

FURTHER AFFIANT SAYETH NAUGHT. IN WITNESS WHEREOF, Declarant has executed this Affidavit to be effective as of December 15th, 2021.

HILLSIDE PARTNERS, LLC,
an Alabama limited liability company

By: SW Manager, LLC, its manager

By: 
Name: Andrew Patterson
Its: Manager

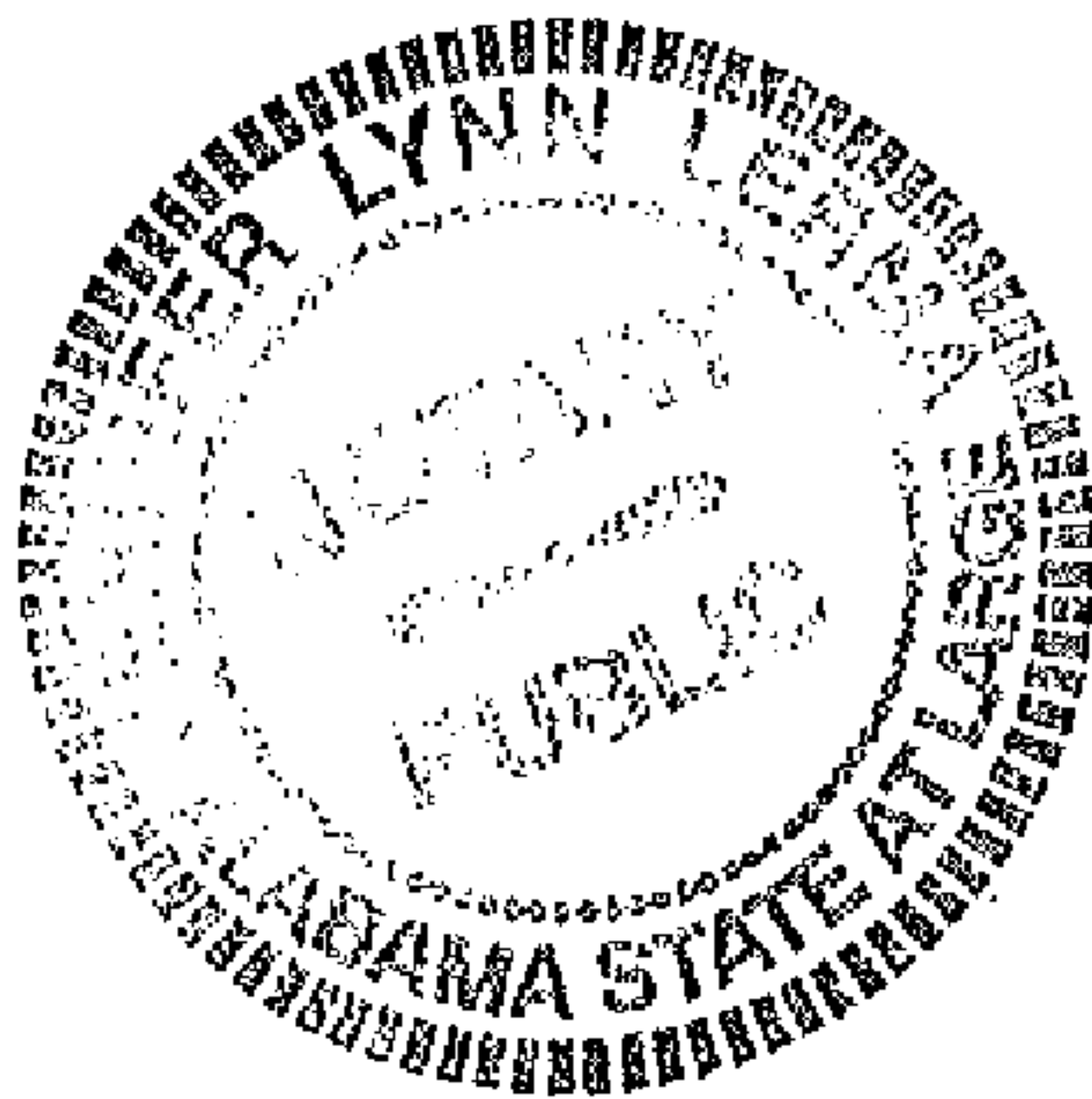
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Andrew Patterson, whose name as manager of SW Manager, LLC, an Alabama limited liability company, as manager of Hillside Partners, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 15th day of December, 2021.

SEAL



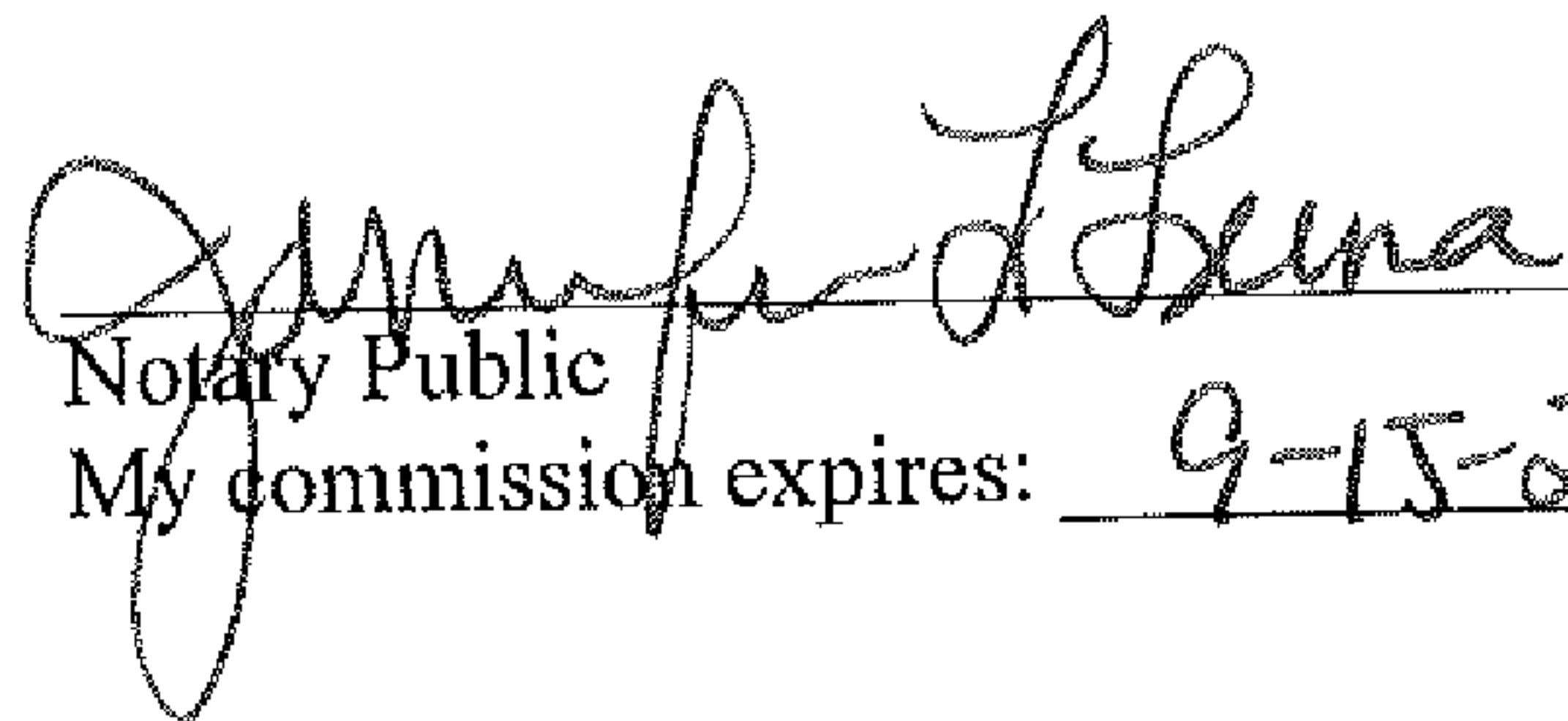

Notary Public
My commission expires: 9-15-24

EXHIBIT A

Legal Description

Parcel I:

Part of Lots 12, 13 and 14, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2, of said Nickerson-Scott Survey and run in an Easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; Thence turn an angle to the left of 90 Degrees 03 Minutes 16 Seconds and run in a Northerly direction for a distance of 149.91 feet; Thence turn an angle to the left of 89 Degrees 56 Minutes 44 Seconds and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14 Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); Thence turn an angle to the left of 89 Degrees 59 Minutes 08 Seconds and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning.

Parcel II:

Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Block 2, of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; Thence turn an angle to the left of 90 Degrees 03 Minutes 16 Seconds and run in a Northerly direction for a distance of 50.37 feet; Thence turn an angle to the left of 90 Degrees 02 Minutes 51 seconds and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; Thence turn an angle to the right of 89 Degrees 59 Minutes 56 Seconds and run in a Northerly direction along the Easterly line of said Lots 16 and 17, Block 2, of said Nickerson-Scott Survey for a distance of 60.02 feet; Thence turn an angle to the left of 89 Degrees 58 Minutes 10 Seconds and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); Thence turn an angle to the left of 89 Degrees 54 Minutes 47 Seconds and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning.

All situated in Shelby County, Alabama.

Also described as:

Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right of way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its Easterly extension thereof for a distance of

262.73 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 89 Degrees 59 Minutes 17 Seconds and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 90 Degrees 01 Minutes 23 Seconds and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; Thence turn an angle to the right of 89 Degrees 59 Minutes 20 Seconds and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 89 Degrees 58 Minutes 01 second and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right of way line of said Montgomery Highway; Thence, turn an angle to the left of 89 Degrees 54 Minutes 59 Seconds and run in a Southerly direction along the East right of way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2021 12:27:51 PM
\$48.00 CHERRY
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Allie S. Bayl