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STATE OF ALABAMA
COUNTY OF SHELBY

**FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS AND
LEASES AND SECURITY AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that SOUTHPOINT BANK, is the owner of that mortgage executed by Sawabe Properties, LLC, Cahaba Beach Investments, LLC and Ross Bridge Flats, LLC in the principal amount of \$1,312,000.00 and filed for recording in the Office of the Judge of Probate of Shelby County, Alabama on September 06, 2018 in County Division Code: AL039, Instrument #20180906000320660 and Scrivener's Affidavit recorded in Instrument #2019017614,

WHEREAS, the undersigned desires to release the hereinafter described real estate;

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

And

WHEREAS, the undersigned desires that all of the lands described hereinafter be released;

NOW THEREFORE, the premises considered SOUTHPOINT BANK, does hereby release, remise, quit claim and convey unto Sawabe Properties, LLC, Cahaba Beach Investments, LLC and Ross Bridge Flats, LLC their assigns and successor forever, all and every interest they may have in and to all the lands described within.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this 16th day of March, 2022.

SOUTHPOINT BANK

By:


John Sivley, VP Commercial Banking

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State do hereby Certify that John Sivley whose name as VP Commercial Banking Officer of SOUTHPOINT BANK, is/are signed to the foregoing release, who is/are known to me, acknowledge before me on this day, that being informed of the contents of said release, they executed the same with full power and authority on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2022.


NOTARY PUBLIC
COMMISSION EXPIRES: 4-20-2025

THIS INSTRUMENT WAS PREPARED BY:
GINA JOHNSTON
SOUTHPOINT BANK
3501 GRANDVIEW PARKWAY
BIRMINGHAM, AL 35243
#57000116

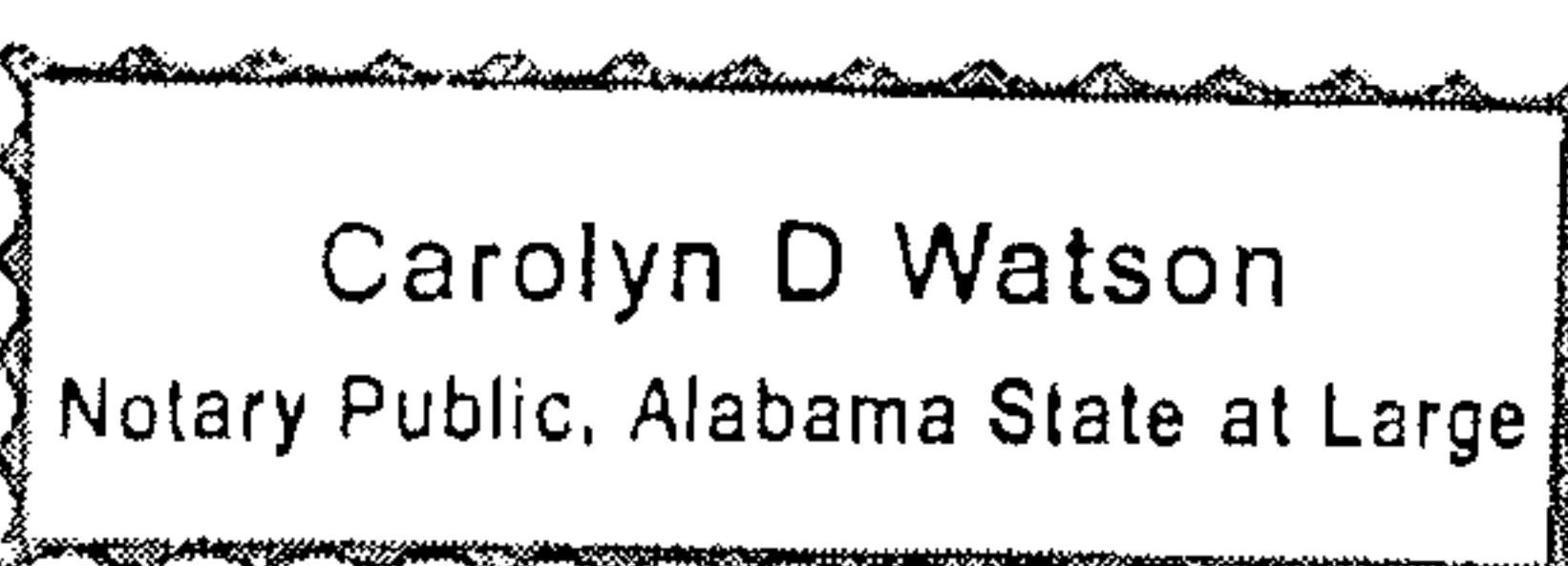


EXHIBIT A

The Land referred to in this Commitment is described as follows:

Parcel I: (Ross Bridge Flats, LLC)

Units C1, C2, C3, C4 and C5, Building 2201 in Village Flats Condominium, as established by that certain Declaration of Condominium of Village Flats Condominium which is recorded in Book LR200865, Page 1, in the Probate Office of Jefferson County, Alabama, and any amendments thereto, which Declaration of Condominium a plan is attached as Exhibit "J" thereto, and recorded in the Condominium Plat of Village Flats Condominium, in Map Book 45, Page 43, and any future amendments thereto, Articles of Incorporation of Village Flats Condominium Owners Association Inc are recorded in Book LR200865, Page 133, in the Office of the Judge of Probate of Jefferson County, Alabama, and to which said Declaration of Condominium the By-Laws of Village Flats Condominium Owners Association Inc are attached as Exhibit "I" thereto, Rules and Regulations of Village Flats Condominium Owners Association Inc are attached as Exhibit "L" together with an undivided interest in the Common Elements assigned to said Unit by said Declaration of Condominium as set out in Exhibit "C-1, C-2 and C-3".

Parcel II: (Sawabe Properties, LLC)

Units 112, 122, 1013 & 1212, Building 12, in Edenton Office Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070410000163990, and the First Amendment to Declaration as recorded in Instrument No. 20070817000390020 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, Page 74, and 1st Amended Condominium Plat of Edenton Office Condominium, in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium, as recorded in Map Book 39, Page 91, any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument No. 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit set out in said Declaration of Condominium set out in Exhibit "D".

Parcel III: (Cahaba Beach Investments, LLC)

Units 111 & 121 in Building 1; Units 1011, 10121014 & 1015 in Building 10; Units 1121 & 1122 in Building 11 and Units 1212 & 1221 in Building 12, in Edenton Office Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070410000163990, and the First Amendment to Declaration as recorded in Instrument No. 20070817000390020 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, Page 74, and 1st Amended Condominium Plat of Edenton Office Condominium, in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium, as recorded in Map Book 39, Page 91, any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument No. 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit set out in said Declaration of Condominium set out in Exhibit "D".



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2022 09:48:18 AM
\$27.00 JOANN
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Allen S. Bayl