

STATE OF ALABAMA

SHELBY COUNTY
22-0302 ©

ASSIGNMENT OF RENTS/LEASES

For a good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Shield Property Solutions, LLC, an Alabama Limited Liability Company, hereby grants, assigns, transfers and sets over unto Cornerstone Capital, LLC (hereinafter referred to as "Lender"), all right, title and interest of the undersigned in every lease rental agreement, tenant contract, and rental contract whether written or oral, which may now exist or hereafter be made, including any and all extensions, renewals and modifications thereof and guaranties of the performance or obligations of any tenants and lessees thereunder, which cover, affect or relate to the following-described real property as further described in attached exhibit "A" and any personal property located thereon.

And the undersigned does hereby grant, assign, transfer and set over unto Lender all rents, royalties, issues and profits provided under the terms of said leases, together with all moneys provided to be paid under the terms of any option to purchase said property, whether contained in said leases or set out in a separate agreement, hereby granting unto Lender full power, but not obligating Lender, to enforce any of the conditions, covenants or agreements contained in said leases, to collect any and all of the rents, royalties, issues and profits thereunder and/or contained in any said option and to give good and valid receipts therefore, and hereby granting unto Lender full power to do anything that the undersigned could have done had these presents not been made, the Lessee, the successors, assigns, or legal representatives of said Lessee, being by this instrument expressly authorized to pay to Lender any and all of the rents, royalties, issues and profits now due or to become due under the terms of said leases and/or any said option.

The undersigned does hereby covenant to and with Lender that the undersigned has not transferred in any manner said leases nor the rents, royalties, issues and profits provided or herein and that the undersigned is the owner thereof and has full right to collect and is entitled to the rents, royalties, issues and profits provided for in said leases and/or said options.

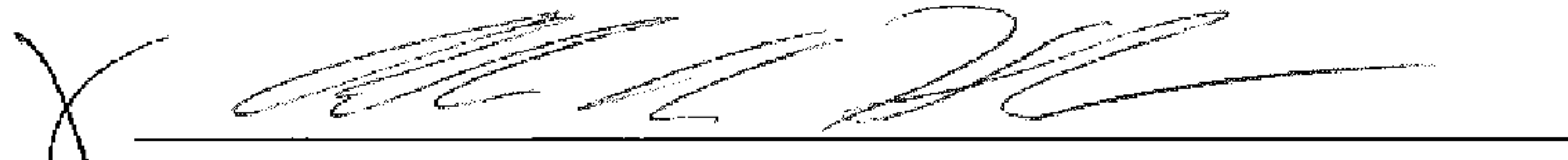
The undersigned hereby warrant unto Lender that all rents due under the terms of said leases have been paid and that there are no delinquent accounts owing under the terms of said leases.

In the event of default under the terms of the promissory note executed this day by the undersigned to Lender, all rents provided for in said leases shall be paid directly to Lender.

This assignment applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the undersigned Shield Property Solutions, LLC, has executed this instrument on the 5th day of April, 2022.

**Shield Property Solutions, LLC,
An Alabama Limited Liability Company**


By: **Adam A. Hobson, its sole member**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Adam A. Hobson, whose name as sole member of Shield Property Solutions, LLC, 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, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal of office this the 5th day of April, 2022.



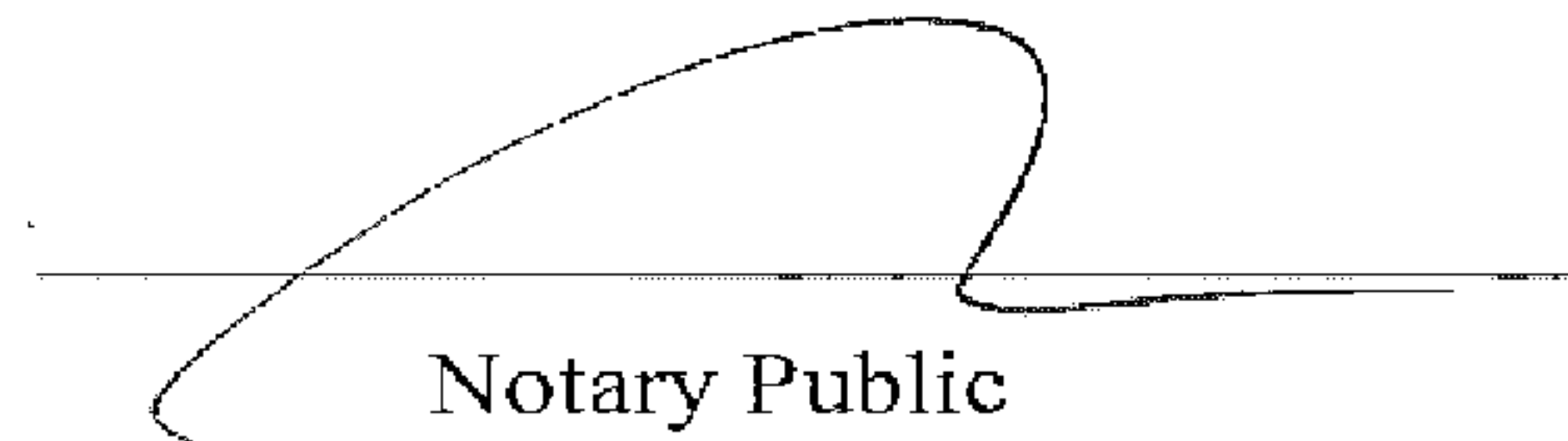

Notary Public

EXHIBIT "A" TO ASSIGNMENT OF LEASE

1316 Brown Cir, Alabaster, AL 35007-8792

Lot 15, Block 2, according to a Resurvey of George's Subdivision of Keystone Sector 1, recorded in Map Book 3, Page 79, in the Probate Office of Shelby County, Alabama.

This assignment is made additional security for the payment of that certain note secured by mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument XE202204070001439.30 as well as all extensions, renewals and modifications thereof.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2022 02:51:06 PM
\$28.00 CHERRY
20220407000144330

Allie S. Bayl