

VERIFIED STATEMENT OF LIEN

STATE OF ALABAMA)

COUNTY OF SHELBY)

Harbert Realty Services, LLC f/k/a Harbert Realty Services, Inc., with an address at 2 North 20th Street, Suite 1700, Birmingham, AL 35203 (“Broker”), pursuant to Ala. Code § 35-11-451, files this statement in writing, verified by the oath of West Harris, its Executive Vice President, who has personal knowledge of the facts set forth herein:

That said Broker claims a lien upon the fee simple interest in the following property, situated in Shelby County, Alabama, to wit (the “Property”):

See Exhibit A attached hereto and made a part hereof.

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the fee simple interest in said land, as well as any amounts owing from the owner of the said Property to the Broker, Harbert Realty Services, LLC.

That said lien is claimed to secure an indebtedness, after all just credits have been given, of \$1,181.39 with interest thereon from March 1, 2022. This amount is owing from the owner of the Property, HPT Sunbelt Portfolio, LLC (“Owner”), for its failure to pay to Broker an agreed commission under that certain Exclusive Leasing Agency Agreement dated July 7, 2015, by and between said Owner and Broker.

The names of the owner, lessee, mortgagee, or servicer are HPT Sunbelt Portfolio Services, Inc., Science Application International, J.P. Morgan Commercial Mortgage, Inc., LNR Partners, LLC, LNR Alabama Partners, LLC, Midland States Bank, and Rialto Capital Advisors, LLC. By letters dated May 12 and 18, 2022, Broker has disclosed to all the foregoing parties that a lien might be claimed under Ala. Code § 35-11-451.

The undersigned is Broker’s expressly authorized agent and all information contained herein is true and accurate to the knowledge of the undersigned.

[Signature Page on Following Page]

HARBERT REALTY SERVICES, LLC

an Alabama limited liability company

By: *West Harris*

Name: WEST HARRIS

Its: Executive Vice President

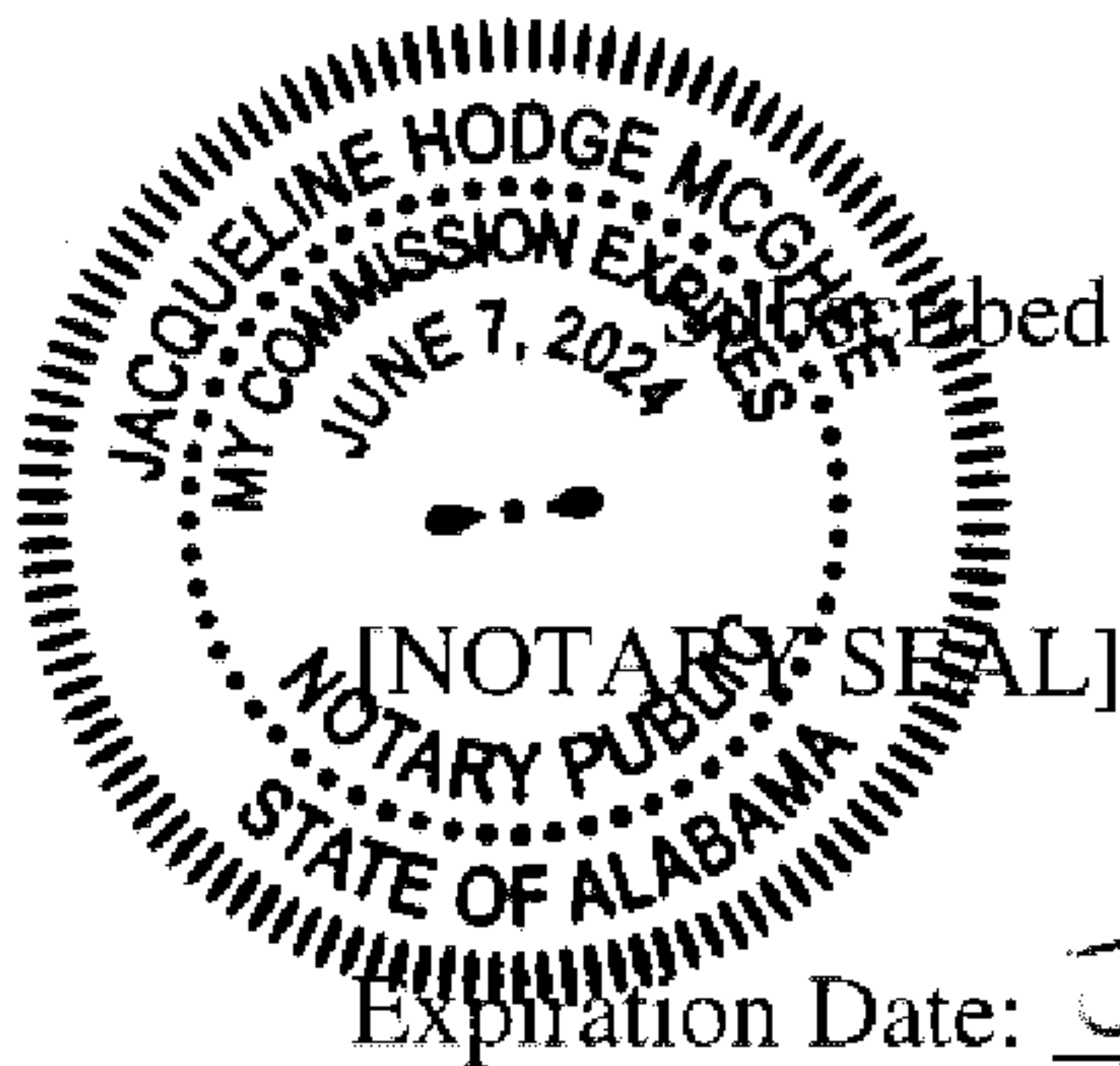
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Before me, Jacqueline Hodge McGehee a notary public in and for the county of Jefferson, State of Alabama, personally appeared West Harris, who, being duly sworn, doth depose and say: That he has personal knowledge of the facts set forth in the foregoing statement of lien, and that the same are true and correct to the best of his knowledge and belief.

West Harris

Name: WEST HARRIS



Subscribed and sworn to before me on this the 31st day of May, 2022, by said affiant.

Expiration Date: June 7, 2024

Jacqueline Hodge McGehee
Notary Public

THIS INSTRUMENT PREPARED BY:

Christian A. Pereyda

Maynard, Cooper & Gale, P.C.

1901 6th Ave. N., Ste. 1700

Birmingham, AL 35203

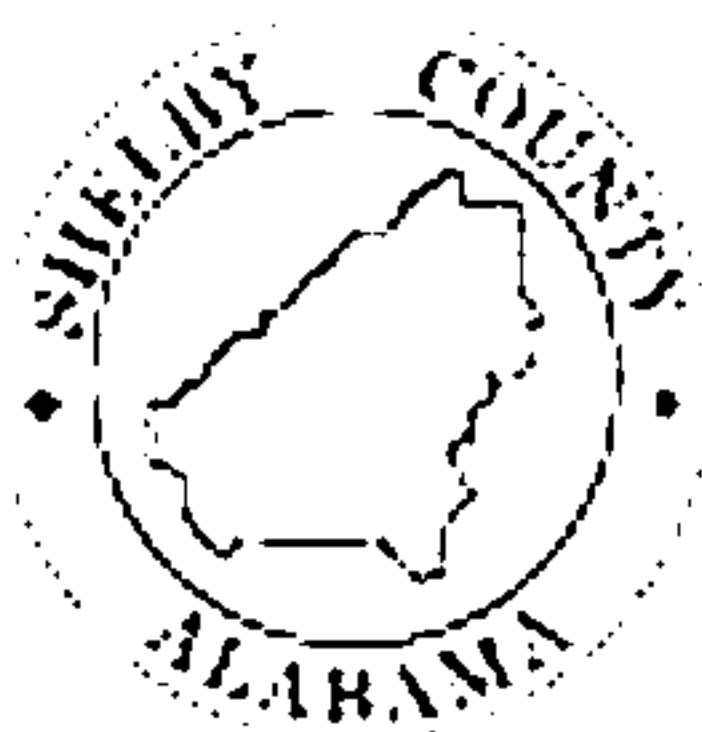
(205) 254-1000

Exhibit A

That certain real property known as 10 Inverness Parkway, Hoover, AL 35242, situated within Shelby County, Alabama, and more particularly described as follows:

Commence at the point where the North line of the South half said quarter-quarter of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88 degrees 24 minutes 25 seconds West along said North line of South half distance of 138.23 feet to the point of beginning of herein described parcel; thence run South 09 degrees 56 minutes 31 seconds East along the Southwesterly line of Inverness Office Center, Site 1 a distance of 370.81 feet to a point on a curve to the left on the Northwesterly right of way of Inverness Center Parkway said curve having a radius of 639.00 feet and a central angle of 17 degrees 05 minutes 09 seconds, thence South 57 degrees 28 minutes 31 seconds West along the chord of said curve 189.85 feet to the Point of Tangent; thence continuing along said right of way the following courses, South 48 degrees 55 minutes 56 seconds West, 47.17 feet to the Point of Curve of curve to the right, having a radius of 431.50 feet and a central angle of 13 degrees 33 minutes 45 seconds; thence South 55 degrees 02 minutes 49 seconds West along the chord of said curve 101.90 feet to the Point of Tangent; thence South 62 degrees 29 minutes 42 seconds West, 137.56 feet to the Point of Curve of curve to the left, having a radius 1342.50 feet and a central angle of 11 degrees 11 minutes 18 seconds; thence South 56 degrees 54 minutes 02 seconds West along the chord of said curve 261.74 feet to the Point of Tangent; thence South 51 degrees 18 minutes 23 seconds West, 81.81 feet to the Point of Curve of curve to the right, having a radius of 1325.00 feet and a central angle of 2 degrees 03 minutes 06 seconds; thence South 52 degrees 19 minutes 56 seconds West along the chord of said curve 47.44 feet to a point on said curve and the centerline of common drive for Inverness Office Center Buildings 10 and 22; thence the following courses along said centerline of common drive, North 28 degrees 28 minutes 27 seconds West, 5.13 feet to a Point of Curve of curve to the right, having a radius of 213.00 feet and a central angle of 16 degrees 09 minutes 39 seconds; thence North 20 degrees 23 minutes 37 seconds West along the chord of said curve 59.88 feet to the Point of Tangent; thence North 12 degrees 18 minutes 47 seconds West, 71.95 feet to the Point of Curve of curve to the left, having a radius of 116.00 feet and a central angle of 67 degrees 11 minutes 32 seconds; thence North 45 degrees 54 minutes 33 seconds West along the chord of said curve 128.37 feet to a point on said curve; thence leaving said

centerline of common drive, the following courses along the existing back of curb of an entrance drive to Building 10, North 10 degrees 51 minutes 55 seconds East, 35.08 feet to the Point of Curve of a curve to the right, having a radius of 321.55 feet and a central angle of 32 degrees 08 minutes 29 seconds; thence North 26 degrees 56 minutes 09 seconds East along the chord of said curve 178.02 feet to the Point of Tangent; thence North 43 degrees 00 minutes 24 seconds East, 8.85 feet; thence North 29 degrees 39 minutes 25 seconds West 28.26 feet; Thence South 60 degrees 20 minutes 35 seconds West 29.00 feet leaving said back of curb; thence North 29 degrees 39 minutes 25 seconds West paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 88 degrees 24 minutes 25 seconds West 55.92 feet; thence North 01 degrees 35 minutes 35 seconds East 25.00 feet; thence South 88 degrees 24 minutes 25 seconds East 5.00 feet; thence North 01 degrees 35 minutes 35 seconds East 75.50 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36 Township 18 South, Range 2 West; thence South 88 degrees 24 minutes 25 seconds East along said North line of South half, 156.00 feet to a point; thence South 46 degrees 22 minutes 05 seconds East, 40.73 feet; thence North 43 degrees 37 minutes 55 seconds East, 36.72 feet to a point on said North line of South half thence South 88 degrees 24 minutes 25 seconds East along said North line of South half, 765.04 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2022 02:04:55 PM
\$31.00 JOANN
20220531000218890

Allen S. Bayl