

20220715000279590
07/15/2022 09:47:51 AM
ASSIGN 1/8

This instrument was prepared by and
after recordation return to:

Vanessa A. Orta	Jurisdiction:	Shelby County
McCoy & Orta, P.C.	State:	Alabama
100 North Broadway, 26 th Floor	Loan No.:	509316352
Oklahoma City, OK 73102	M&O Ref.:	7907.001
Telephone: (888) 236-0007	Loan Name:	The Kenley

ASSIGNMENT OF MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND
SECURITY AGREEMENT

FOR VALUE RECEIVED, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is 8200 Jones Branch Drive, McLean, VA 22102 (“Assignor”), conveys, assigns, transfers, and sets over unto **CITIBANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-KJ40**, (“Assignee”), whose address is 388 Greenwich Street, 14th Floor, New York, NY 10013 without recourse, representation or warranty, express or implied, except as set forth in that certain related Mortgage Loan Purchase Agreement, all the right, title and interest of Assignor in and to the Multifamily Mortgage, Assignment of Rents and Security Agreement and other documents, if any, described in Schedule A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said Multifamily Mortgage, Assignment of Rents and Security Agreement or note or notes described therein, encumbering, among other things, the premises described in Exhibit A attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

Dated this 1st day of June, 2022, to be effective as of the 14th day of July, 2022.

FEDERAL HOME LOAN MORTGAGE CORPORATION,
a corporation organized and existing under the laws of the
United States

By: [Signature]
Name: Kristin Lee
Title: Assistant Treasurer
Multifamily Operations

STATE OF VIRGINIA

§
§
§

COUNTY OF FAIRFAX

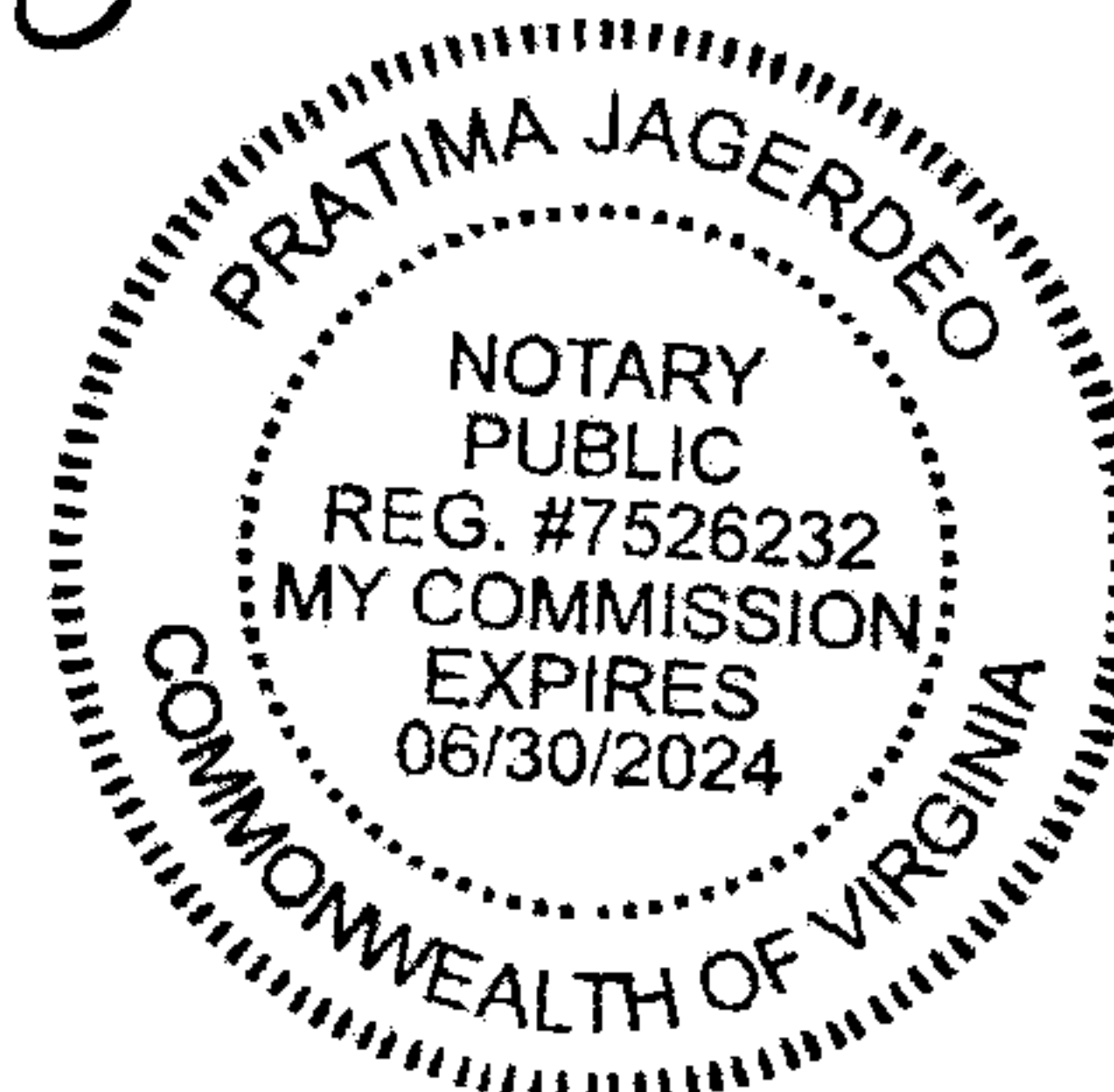
On the 1st day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Kristin Lee, Assistant Treasurer, Multifamily Operations, of Federal Home Loan Mortgage Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned, in Fairfax County, Virginia.

WITNESS my hand and official seal.

[S E A L]

My Commission Expires:

[Signature]
Name of Notary Public



Freddie Mac Loan Number: 509316352
M&O File No.: 7907.001
Loan Name: The Kenley
Pool: K-J40

SCHEDULE A

Multifamily Mortgage, Assignment of Rents and Security Agreement dated as of April 1, 2022, by GWR KENLEY, LLC, a Delaware limited liability company, to JLL REAL ESTATE CAPITAL, LLC ("Original Lender"), in the amount of \$8,263,000.00 ("Mortgage"), recorded on April 1, 2022, as Instrument Number 20220401000133790 in the office of the Judge of Probate of Shelby County, Alabama ("Real Estate Records").

The Mortgage was assigned from Original Lender to FEDERAL HOME LOAN MORTGAGE CORPORATION by that certain Assignment of Security Instrument dated as of April 1, 2022, and recorded on April 1, 2022, as Instrument Number 20220401000133800, in the Real Estate Records.

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I:

LOT 1

Lot 1, Kenley Survey, as recorded in Map Book 24, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West and the NW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West and run South along the West line of said 1/4-1/4 section a distance of 684.25 feet to a point; thence 90° 00' to the left in an Easterly direction a distance of 266 feet, more or less, to a point on the edge of a lake; thence in a generally Southeasterly direction along the edge of the lake a distance of 1960 feet, more or less, to a point on a line lying 30 feet West of and parallel to the East line of said 1/4-1/4 section; thence in a Northerly direction along said line a distance of 113 feet, more or less, to a point; thence 90° 00' to the right in an Easterly direction a distance of 30.00 feet to a point on the East line of said 1/4-1/4 section; thence 90° 00' to the left in a Northerly direction along the East line of said 1/4-1/4 section a distance of 1165.03 feet to the Northeast corner of said 1/4-1/4 section; thence 87° 54' 49" to the left in a Westerly direction along the North line of said 1/4-1/4 section a distance of 1320.29 feet to the POINT OF BEGINNING.

LOT 2

Lot 2, Kenley Survey, as recorded in Map Book 24, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 36, and the SW 1/4 of the SE 1/4 of Section 25, both in Township 18 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West and run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 684.25 feet to the POINT OF BEGINNING; thence 90° 00' to the left in an Easterly direction a distance of 266 feet, more or less, to a point on the edge of a lake; thence in a generally Southeasterly direction a distance of 1960 feet, more or less, to a point on a line lying 30.00 feet West of and parallel to the East line of said 1/4-1/4 section; thence in a Northerly direction along said line a distance of 113 feet, more or less, to a point; thence 90° 00' to the right in an Easterly direction a distance of 30.00 feet to a point on the East line of said 1/4-1/4 section; thence 90° 00' to the right in a Southerly direction along the East line of said 1/4-1/4 section a distance of 150.00 feet to the Southeast corner of said 1/4-1/4 section; thence 0° 2' 48"

to the right in a Southerly direction a distance of 313.00 feet to a point; thence 119° 46' 09" to the right in a Northwesterly direction a distance of 676.92 feet to a point; thence 76° 15' 36" to the left in a Southwesterly direction a distance of 166.93 feet to a point; thence 68° 38' 40" to the right in a Northwesterly direction a distance of 157.66 feet to a point; thence 80° 48' to the left in a Southwesterly direction a distance of 189 feet, more or less, to a point on the edge of a lake; thence in a generally Northwesterly direction along the edge of the lake a distance of 620 feet, more or less, to a point; thence in a Westerly direction a distance of 83 feet, more or less, to a point on the West line of the SW 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West; thence 90° 00' to the right in a Northerly direction along the West line of said 1/4-1/4 section a distance of 463.17 feet to the point of beginning.

PARCEL II:

A 60 foot non-exclusive roadway easement for ingress and egress to East Inverness Parkway as described in the instrument recorded in Real Volume 28, Page 673, in the Probate Office of Shelby County, Alabama, as amended by Amendment to Grant of Easement recorded in Instrument # 2021123631 in the Probate Office of Jefferson County, Alabama, and amended in Instrument # 20210928000472160, in the Probate Office of Shelby County, Alabama.

PARCEL III:

An easement for, and the right to construct and maintain, a limited access roadway and temporary construction access, as set out in the Access Roadway Easement dated December 7, 1995 from The Water Works and Sewer Board of the City of Birmingham, a public corporation, to Crystal Tree I, a Texas Limited Partnership, recorded as Instrument No. 1995-36410 in the Probate Office of Shelby County, Alabama, and subject to the terms, covenants, and conditions therein, over and across the following described parcel:

Begin at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West and run in a Westerly direction along the South line of said 1/4-1/4 section a distance of 80.00 feet to a point; thence right in a Northeasterly direction a distance of 93 feet, more or less, to a point on the East line of said 1/4-1/4 section; said point being 50.04 feet Northerly of the Southeast corner of said 1/4-1/4 section; thence right in a Southerly direction along the East line of said 1/4-1/4 section a distance of 50.04 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

PARCEL IV:

An easement for, and right to construct and maintain, a dam embankment as set out in the Dam Embankment Easement dated December 7, 1995, from The Water Works and Sewer Board of the City of Birmingham, a public corporation, to Crystal Tree I, a Texas Limited Partnership, recorded as Instrument No. 9514/1348 in the Probate Office of Jefferson County, Alabama, and subject to the terms, covenants, and conditions therein, over and across the following described parcel:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 25, Township 18 South, Range 2 West, and run in a Northerly direction a distance of 34.86 feet to the POINT OF BEGINNING; thence continue in a Northerly direction along the last stated course a distance of

558.69 feet to a point; thence $170^{\circ} 11' 13''$ to the left in a Southwesterly direction a distance of 245.83 feet to a point; thence $17^{\circ} 21' 18''$ to the left in a Southeasterly direction a distance of 319.22 feet to the POINT OF BEGINNING, being situated in Jefferson County, Alabama.

PARCEL V:

A perpetual, non-exclusive easement for operation of the drain valve and for maintenance of the Dam Embankment as set out in the Extended Dam Embankment Easement Agreement, dated August 27, 1998 from The Water Works and Sewer Board of the City of Birmingham, a public corporation, to Crystal Tree I, a Texas Limited Partnership, recorded as Instrument No. 9811/2851 in the Probate Office of Jefferson County, Alabama and subject to the indemnity set out therein, over and across the following described parcel:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 25, Township 18 South, Range 2 West and run in a Northerly direction a distance of 34.86 feet to the POINT OF BEGINNING; thence $7^{\circ} 32' 31''$ to the left in a Northwesterly direction a distance of 319.22 feet to a point; thence $17^{\circ} 21' 18''$ to the right in a Northeasterly direction a distance of 245.83 feet to a point on the East line of said 1/4-1/4 section; thence $9^{\circ} 48' 47''$ to the left in a Northerly direction along the East line of said 1/4-1/4 section a distance of 205.36 feet to a point; thence $170^{\circ} 11' 13''$ to the left in a Southwesterly direction a distance of 453.52 feet to a point; thence $17^{\circ} 21' 18''$ to the left in a Southeasterly direction a distance of 319.78 feet to a point; thence $82^{\circ} 13' 41''$ to the left in an Easterly direction a distance of 35.32 feet to the POINT OF BEGINNING; being situated in Jefferson County, Alabama.

PARCEL VI:

Embankment Access and Sewer Limit Easement

The Embankment Access Easement, a perpetual, non-exclusive, easement for vehicular and pedestrian ingress and egress, as set out in the Embankment Access and Sewer Line Easement Agreement by and between The Water Works and Sewer Board of the City of Birmingham and Crystal Tree I Limited Partnership, dated August 27, 1998, recorded as Instrument No. 9811/2853 in the Probate Office of Jefferson County, Alabama and Instrument No. 1998-33769 in the Probate Office of Shelby County, Alabama, subject to the terms, indemnity, and provisions therein, said easement more particularly described as follows:

15 foot easement being 7.5 feet on each side of the following described line:

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 2 West, and run South along the West line of said 1/4-1/4 section a distance of 368.81 feet to a point; thence $87^{\circ} 59' 25''$ to the left in an Easterly direction a distance of 213.62 feet to a point; thence $106^{\circ} 14' 58''$ to the left in a Northwesterly direction a distance of 17.45 feet to the P.C. (point of curve) of a curve to the left having a radius of 400.00 feet and a central angle of $20^{\circ} 06' 01''$; thence along the arc of said curve in a Northwesterly direction a distance of 140.33 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction a distance of 88.90 feet to the P.C. (point of curve) of a curve to the right having a radius of 296.75 feet and a central angle of $31^{\circ} 37' 25''$; thence along the arc of said curve in a Northwesterly direction a distance of 163.79 feet to the P.T. (point of tangent) of said

curve; thence in the tangent to said curve in a Northwesterly direction a distance of 89.83 feet to a point; thence $87^{\circ} 10' 23''$ to the left in a Westerly direction a distance of 46.78 feet to the POINT OF BEGINNING; thence continue along the last stated course a distance of 87.97 feet to the P.C. (point of curve) of a curve to the right having a radius of 117.01 feet and a central angle of $56^{\circ} 19' 33''$; thence along the arc of said curve in a Northwesterly direction a distance of 114.93 feet to the P.C.C. (point of compound curve) of a curve to the right having a radius of 62.00 feet and a central angle of $53^{\circ} 11' 34''$; thence along the arc of said curve in a Northwesterly, Northerly and Northeasterly direction a distance of 57.56 feet to the P.C.C. (point of compound curve) of a curve to the right having a radius of 148.31 feet and a central angle of $23^{\circ} 34' 46''$; thence along the arc of said curve in a Northeasterly direction a distance of 61.04 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction a distance of 40.03 feet to the P.C. (point of curve) of a curve to the right having a radius of 150.00 feet and a central angle of $24^{\circ} 17' 46''$; thence along the arc of said curve in a Northeasterly direction a distance of 63.61 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 70.00 feet and a central angle of $61^{\circ} 27' 41''$; thence along the arc of said curve in a Northeasterly direction a distance of 75.09 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction a distance of 71.29 feet to the P.C. (point of curve) of a curve to the right having a radius of 335.00 feet and a central angle of $9^{\circ} 46'$; thence along the arc of said curve in a Northeasterly direction a distance of 57.10 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 250.47 feet and a central angle of $22^{\circ} 45' 53''$; thence along the arc of said curve in a Northeasterly, Northerly and Northwesterly direction a distance of 99.52 feet to the POINT OF ENDING.

PARCEL VII:

Lot 3 Kenley Survey, as recorded in Map Book 24, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

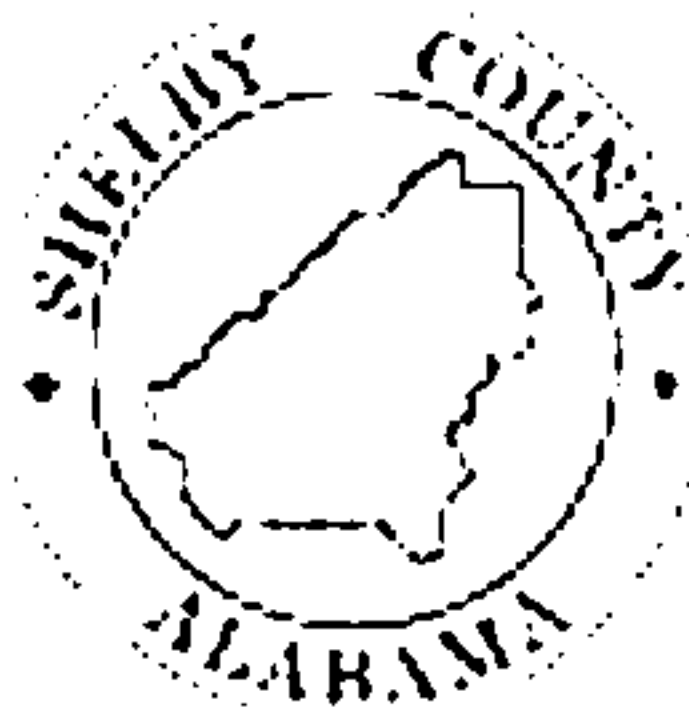
A parcel of land situated in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 36 and the SW 1/4 of the SE 1/4 of Section 25, both in Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West and run in a Westerly direction along the North line of said 1/4-1/4 section a distance of 658.08 feet to a point; thence $91^{\circ} 59' 05''$ to the left in a Southerly direction a distance of 223.32 feet to a point; thence $88^{\circ} 03' 07''$ to the left in an Easterly direction a distance of 600.00 feet to a point; thence $90^{\circ} 00'$ to the right in a Southerly direction a distance of 145.81 feet to a point; thence $90^{\circ} 00'$ to the left in an Easterly direction a distance of 63.44 feet to a point; thence $00^{\circ} 00' 13''$ to the left in an Easterly direction a distance of 207.65 feet to a point; thence $107^{\circ} 23' 05''$ to the left in a Northwesterly direction a distance of 33.17 feet to a point; thence $37^{\circ} 27'$ to the right in a Northeasterly direction a distance of 135.37 feet to a point; thence $89^{\circ} 18' 30''$ to the right in a Southeasterly direction a distance of 119.33 feet to a point; thence $80^{\circ} 18'$ to the left in a Northeasterly direction a distance of 14 feet, more or less, to a point on the edge of a lake; thence in a generally Northwesterly direction along the edge of said lake a distance of 620 feet, more or less, to a point; thence in a Westerly direction a distance of 83 feet, more or less, to a point on the West line of the SW 1/4 of the SE 1/4 of Section 25,

Township 18 South, Range 2 West; thence 90° 00' to the left in a Southerly direction along the West line of said 1/4-1/4 section a distance of 163.54 feet to the POINT OF BEGINNING.

PARCEL VIII:

Begin at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 2 West and run in an Easterly direction along the South line of said 1/4-1/4 section a distance of 907.79 feet to the Southwesterly right of way line of Cahaba Beach Road; thence 159° 31' 46" to the left in a Northwesterly direction along the Southwesterly right of way line of said road a distance of 142.98 feet to a point on a line that is 50.00 feet North of and parallel to the South line of said 1/4-1/4 section; thence 20° 28' 14" to the left in a Westerly direction along a line that is 50.00 feet North of and parallel to the South line of said 1/4-1/4 section a distance of 565.77 feet to a point; thence 90° 00' to the right in a Northerly direction a distance of 10.00 feet to a point on a line that is 60.00 feet North of and parallel to the South line of said 1/4-1/4 section; thence 90° 00' to the left in a Westerly direction along a line that is 60.00 feet North of and parallel to the South line of said 1/4-1/4 section a distance of 150.00 feet to a point; thence 90° 00' to the left in a Southerly direction a distance of 10.00 feet to a point on a line that is 50.00 feet North of and parallel to the South line of said 1/4-1/4 section; thence 90° 00' to the right in a Westerly direction along a line that is 50.00 feet North of and parallel to the South line of said 1/4-1/4 section a distance of 60.00 feet to a point on the West line of said 1/4-1/4 section; thence 92° 12' 30" to the left in a Southerly direction along the West line of said 1/4-1/4 section a distance of 50.04 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2022 09:47:51 AM
\$44.00 BRITTANI
20220715000279590

Alvin S. Bayl

Loan No.: 509316352
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Loan Name: The Kenley
Pool: K-J40