

20220822000329200  
08/22/2022 01:56:42 PM  
ASSIGN 1/6

**ASSIGNMENT OF FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES  
AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered  
under the laws of the United States of America

and

CITI REAL ESTATE FUNDING INC., a New York corporation  
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT  
OF HOLDERS OF BXSC COMMERCIAL MORTGAGE TRUST 2022-WSS, COMMERCIAL  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-WSS  
(Assignee)

Effective as of March 24, 2022

Property Address(es): 101 Bishop Circle, Pelham, AL  
County of Shelby  
State of Alabama

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

**ASSIGNMENT OF FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES  
AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

Effective as of the 24th day of March, 2022, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, having an address at 383 Madison Avenue, New York, NY 10179 and CITI REAL ESTATE FUNDING INC., a New York corporation, having an address at 388-390 Greenwich Street, New York, NY 10013 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF BXSC COMMERCIAL MORTGAGE TRUST 2022-WSS, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-WSS, having an address at 1100 North Market Street, Wilmington, DE 19890 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by TIGER BIRMINGHAM SOUTH LLC, a Kansas limited liability company and TIGER HOTEL TRS SUB LLC, a Delaware limited liability company to Assignor, dated as of February 23, 2022 and recorded on March 8, 2022, as Document Number 20220308000096940 in the Recorder's Office of Shelby County, Alabama (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$1,195,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

8 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of April, 2022, to be effective as of the date first written above.

**ASSIGNOR:**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, a banking association  
chartered under the laws of the United States of  
America**

By: Nancy S. Alto  
Name: Nancy S. Alto  
Title: Vice President

STATE OF NEW YORK

§

§

COUNTY OF NEW YORK

§

On the 8 day of April, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:


Signature: ERICH H. WEBER

**ERICH H. WEBER**  
Notary Public, State of New York  
No. 01WE6224809  
Qualified in New York County  
Notary Public Commission Expires July 12, 2022

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this  
1 day of April, 2022, to be effective as of the date first written above.

**ASSIGNOR:**

**CITI REAL ESTATE FUNDING INC., a New  
York corporation**

By:   
Name: Tina Lin  
Title: Vice President

STATE OF NEW YORK

§

§


COUNTY OF NEW YORK

§

On the 1 day of April, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Tina Lin, as Vice President of Citi Real Estate Funding Inc., a New York corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature:   
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of Pelham, County of Shelby, State of Alabama, described as follows:

**PARCEL 1**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

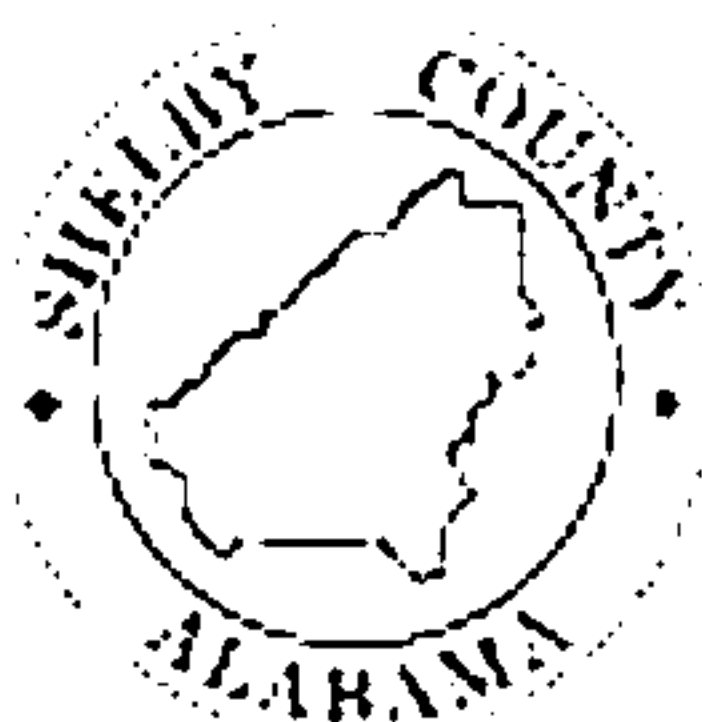
COMMENCE AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUN EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1826.56 FEET; THENCE LEAVING SAID SOUTH LINE TURN AN INTERIOR ANGLE TO THE RIGHT OF 57 DEGREES 00 MINUTES 07 SECONDS AND RUN NORTHWESTERLY DIRECTION FOR A DISTANCE OF 399.97 FEET TO A POINT ON THE NORTHERN-MOST RIGHT OF WAY OF OAK MOUNTAIN PARK ROAD (60 ROW.) SAID POINT BEING A FOUND 5/8" REBAR; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 45 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 192.27 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED SAID POINT BEING A FOUND 5/8" REBAR; THENCE TURN AN EXTERIOR ANGLE TO THE RIGHT OF 85 DEGREES 19 MINUTES 24 SECONDS AND RUN NORTHERLY DIRECTION FOR A DISTANCE OF 280.69 FEET TO A POINT ON THE SOUTHERN-MOST RIGHT OF WAY OF BISHOP CIRCLE, SAID POINT BEING A SET 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 41 SECONDS, A CHORD DISTANCE OF 32.47 FEET, AND AN INTERIOR ANGLE TO THE LEFT TO CHORD OF 144 DEGREES 21 MINUTES 42 SECONDS; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 33.07 FEET TO A SET 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TURNING TO THE RIGHT, SAID CURVE HAVING RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 23 MINUTES 54 SECONDS, AND A CHORD DISTANCE OF 23.90 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 25.62 FEET TO A 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 238.68 FEET TO A SET 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3599.42 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 05 SECONDS, A CHORD DISTANCE OF 227.25 FEET, AND AN INTERIOR ANGLE TO THE LEFT TO CHORD OF 93 DEGREES 53 MINUTES 53 SECONDS; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 227.09 FEET TO A FOUND

5/8" REBAR, SAID POINT ALSO BEING ON THE AFORE MENTIONED RIGHT OF WAY OF OAK MOUNTAIN PARK ROAD (I-65 SERVICE ROAD); THENCE TURN AN INTERIOR ANGLE TO THE LEFT CHORD OF 124 DEGREES 46 MINUTES 38 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 132.51 FEET TO A FOUND CONCRETE MONUMENT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 145 DEGREES 56 MINUTES 59 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 164.71 FEET TO A FOUND CONCRETE MONUMENT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 172 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING.

PARCEL II

A 15 FOOT WIDE EXCLUSIVE AND PERPETUAL RETAINING WALL EASEMENT FOR THE BENEFIT OF PARCEL I, AS CREATED BY THAT CERTAIN RETAINING WALL EASEMENT AGREEMENT BY AND BETWEEN NEWCASTLE CONSTRUCTION, INC. AND VALUE PLACE PELHAM, LLC, RECORDED IN INSTRUMENT NO. 20070723000343400 ON JULY 23, 2007 OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

Reference No.:  
Matter Name: E  
Pool: BXSC 20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/22/2022 01:56:42 PM  
\$39.00 BRITTANI  
20220822000329200

*Allen S. Bayl*