

Prepared by and after recording
return to:

Thomas Scopelitis, Esq.
Carlton Fields
Suite 400 West
1025 Thomas Jefferson Street, NW
Washington, DC 20007-5208

ASSIGNMENT OF SECURITY INSTRUMENT

FOR VALUABLE CONSIDERATION, ARBOR COMMERCIAL FUNDING I, LLC, a New York limited liability company (the “**Assignor**”), having its principal office at 333 Earle Ovington Blvd., Suite 900, Uniondale, New York 11553 hereby assigns, grants, sells and transfers to **FANNIE MAE**, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et. seq. and duly organized and existing under the laws of the United States, having a place of business at c/o Arbor Commercial Funding I, LLC, 333 Earle Ovington Blvd., Suite 900, Uniondale, New York 11553 (the “**Assignee**”), and the Assignee’s successors, transferees and assigns forever, all of the right, title and interest of the Assignor in and to the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated September 1, 2022, entered into by **KEYSTONE, L.L.C.**, an Alabama limited liability company (“**Borrower**”) for the benefit of the Assignor, securing an indebtedness of the Borrower to Assignor in the principal amount of \$2,700,000.00 previously recorded in the land records of Shelby County, Alabama (“**Security Instrument**”), which indebtedness is secured by the property described in Exhibit A attached to this Assignment and incorporated into it by this reference.

Together with the Note or other obligation described in the Instrument and all obligations secured by the Security Instrument now or in the future.

IN WITNESS WHEREOF, this Assignment of Security Instrument is effective as of September 1, 2022.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE]

ARBOR COMMERCIAL FUNDING I, LLC
a New York limited liability company

By: _____ (SEAL)
Name: Kenneth Dowling
Title: Authorized Signatory

ACKNOWLEDGMENT

State of New York

County of Nassau

ss:

On this 29 day of August, 2022, before me, the undersigned officer, personally appeared Kenneth Dowling, who I am satisfied is the individual named in the foregoing instrument as Authorized Signatory of Arbor Commercial Funding I, LLC, and on behalf of such limited liability company did acknowledge that he/she executed the foregoing instrument as his/her voluntary act and deed, and as the voluntary act and deed of said limited liability company, for the purposes therein contained.

Lisa Allocca
Notary Public

Print Name: _____

My commission expires: _____

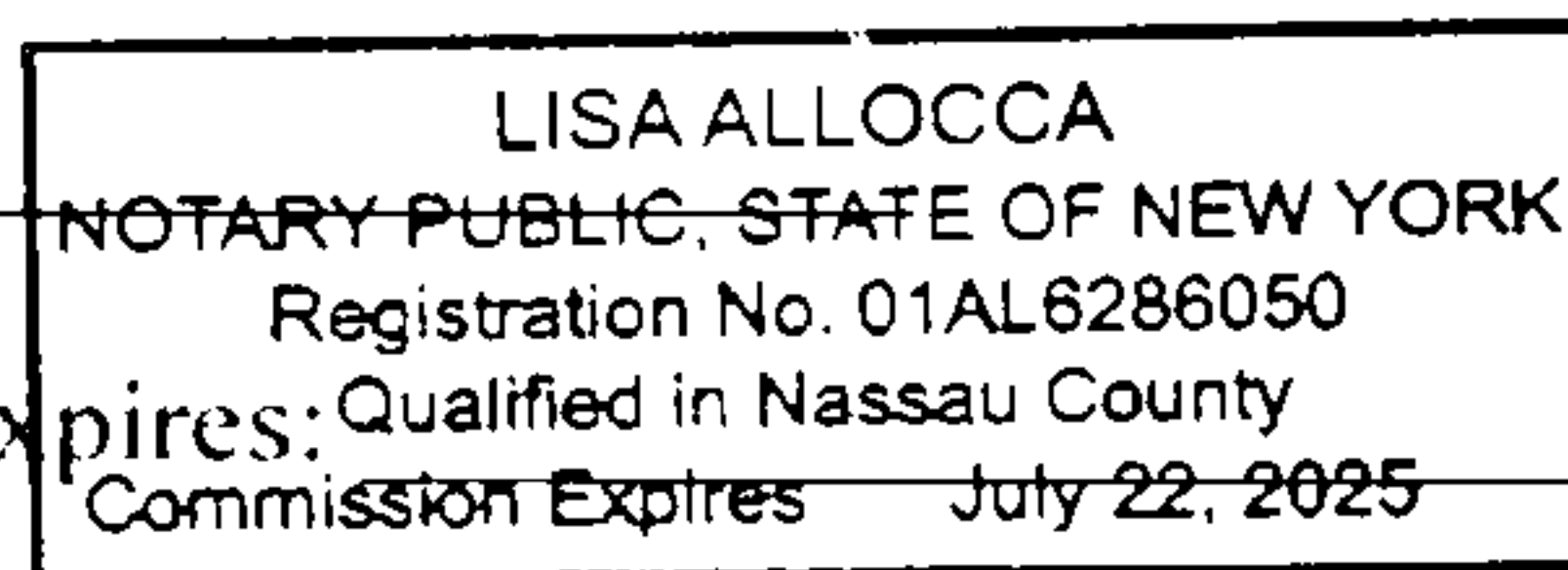


EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 90 degrees, 00 minutes, 00 seconds west along the north line of said Section 15 a distance of 2,006.79 feet to a point; thence run south 01 degrees, 37 minutes, 57 seconds east a distance of 65.23 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 37 minutes, 57 seconds east along the west line of twenty foot wide access easement a distance of 232.30 feet to a capped steel rebar corner; thence run south 83 degrees, 58 minutes, 15 seconds west a distance of 111.11 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 55 seconds east a distance of 160.00 to a capped steel rebar corner; thence run north 83 degrees, 58 minutes, 14 seconds east a distance of 111.10 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 57 seconds east along the same said west line of same said access easement a distance of 857.32 feet to a capped steel rebar corner on an existing fence line; thence run south 89 degrees, 09 minutes, 11 seconds west on, along and/or very near an existing wire fence a distance of 820.15 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 859.68 feet to a steel rebar corner; thence run south 88 degrees, 41 minutes, 46 seconds east along and/or very near an existing fence line a distance of 249.95 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 420.85 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26; thence run South 88 degrees, 41 minutes, 17 seconds east along said right of way line a distance of 571.30 feet to the point of beginning.

Parcel II:

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence north 90 degrees, 00 minutes, 00 seconds west along the north line of said section 15 a distance of 1,323.95 feet to a point; thence run south 01 degrees, 40 minutes, 56 seconds east a distance of 80.75 feet to a steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 31 minutes, 32 seconds east a distance of 1,235.68 feet to a capped steel rebar corner; thence run north 89 degrees, 52 minutes, 05 seconds west along an existing fence line a distance of 331.57 feet to a capped steel rebar corner; thence run north 01 degrees, 26 minutes, 05 seconds west a distance of 132.28 feet to a steel rebar corner; thence run south 89 degrees, 23 minutes, 42 seconds west a distance of 331.56 feet to a steel rebar corner in an asphalt surfaced access road; thence run north 01 degrees, 31 minutes, 57 seconds west along the easterly line of said asphalt surfaced access road a distance of 670.04 feet to a capped steel rebar corner; thence run north 87 degrees, 53 minutes, 18 seconds east a distance of 331.19 feet to a two (2") inch open top pipe corner; thence run north 01 degrees, 33 minutes, 54 seconds west a distance of 303.34 feet to a capped steel rebar corner; thence run north 88 degrees, 18 minutes, 09 seconds east a distance of 117.39 feet to a capped steel rebar corner; thence run north 01 degrees, 48 minutes, 16 seconds west a distance of 121.89 feet to a P.K. nail corner in asphalt on the south right of way line of same said Highway 26; thence run south 88 degrees, 43 minutes, 36 seconds east along said right of way line a distance of 215.31 feet to the point of beginning.

Parcel III:

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby

County, Alabama and run thence north 90 degrees, 00 minutes, 00 seconds west along the north line of said Section 15 a distance of 2,006.79 feet to a point; thence run south 01 degrees, 37 minutes, 57 seconds east along the west line of a twenty foot wide access easement a distance of 297.53 feet to a capped steel rebar corner and the point of beginning of the property being described; thence run south 83 degrees, 58 minutes, 15 seconds west a distance of 111.11 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 55 seconds east a distance of 160.00 feet to a capped steel rebar corner; thence run north 83 degrees, 58 minutes, 14 seconds east a distance of 111.10 feet to a capped steel rebar corner; thence run north 01 degrees, 31 minutes, 57 seconds west along the same said west line of same said access easement a distance of 160.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 01:14:29 PM
\$31.00 JOANN
20220901000343000

Allen S. Bayl