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11/09/2022 02:50:56 PM
ASSIGN 1/5

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

BANK OF MONTREAL
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE
REGISTERED HOLDERS OF BMO 2022-C2 MORTGAGE TRUST, COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C2 AND THE
UNCERTIFICATED VRR INTEREST OWNER
(Assignee)

Effective as of July 12, 2022

County of Shelby
State of Alabama

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

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

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

Effective as of the 12th day of July, 2022, BANK OF MONTREAL, having an address at c/o BMO Capital Markets Corp., 151 West 42nd Street, New York, NY 10036 ("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, ON BEHALF OF THE REGISTERED HOLDERS OF BMO 2022-C2 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C2 AND THE UNCERTIFICATED VRR INTEREST OWNER, 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:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by CIG SSD LLC, a Delaware limited liability company, CIG SSD EM LLC, a Delaware limited liability company, CIG SSD FB LLC, a Delaware limited liability company, CIG SSD JWG LLC, a Delaware limited liability company and CIG SSD RGM LLC, a Delaware limited liability company to Assignor, dated as of March 30, 2022 and recorded on September 15, 2022, as Instrument Number 20220915000357300 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 \$19,600,000.00, 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.

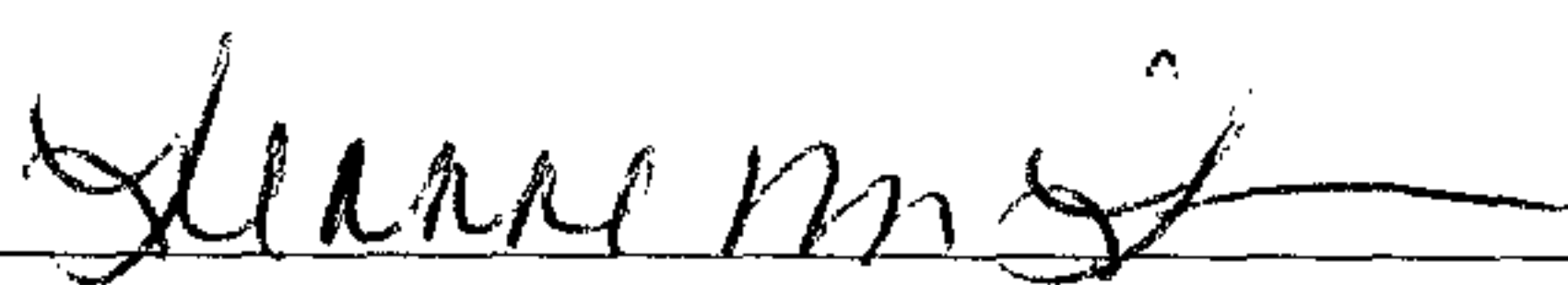
This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

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

ASSIGNOR:

BANK OF MONTREAL

By: 
Name: Leanne M. Lispi
Title: Authorized Signatory

STATE OF North Carolina §
COUNTY OF Union §

On the 15 day of July, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Leanne M. Lispi, 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 authorized capacity, as Authorized Signatory of Bank of Montreal, 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: March 23, 2026

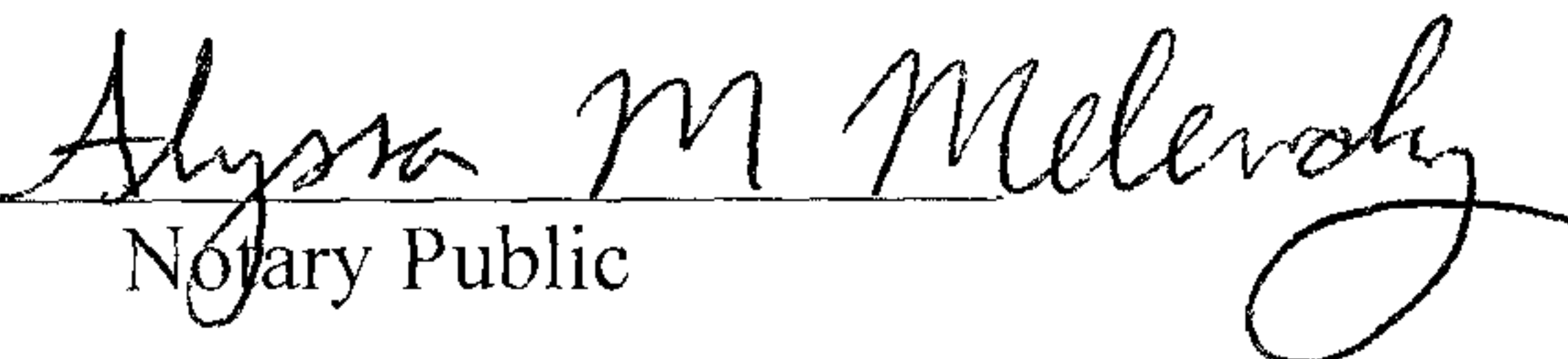
Signature: 
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

Parcel I: 5400 Cahaba Valley Road, Birmingham, AL 35242 (Parcel ID: 10 5 22 0 002 074.000):

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land situated in the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a point Where the East boundary of the NE 1/4 of the SE 1/4 of Section 22 intersects with the North right of way line of Alabama Highway No. 119, also known as Cahaba Valley Road; thence run in a Southwesterly direction along said right of way line for a distance of 423.30 feet to an iron pin found at the point of beginning; said point of beginning being on a curve to the right having a central angle of 3 degrees, 08 minutes, 29 seconds and a radius of 1869.87 feet; thence continue along said right of way line and also along the arc of said curve for a distance of 102.52 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 94 degrees, 32 minutes, 25 seconds and run in a Northwesterly direction for a distance of 147.93 feet to an iron pin found; thence turn an angle to the left of 93 degrees, 34 minutes, 49 seconds and run in a Northwesterly direction for a distance of 48.86 feet to an iron set; thence turn an angle to the right of 66 degrees, 56 minutes, 16 seconds and run in a Northwesterly direction for a distance of 390.34 feet to an iron pin set; thence turn an angle to the right of 31 degrees, 02 minutes, 54 seconds and run in a Northwesterly direction for a distance of 159.31 feet to a point in the centerline of Cahaba Valley Creek; thence run in a Southeasterly to Northeasterly direction along the centerline of said creek for a distance of 446.00 feet, more or less, to a point in the centerline of said creek; thence run in a Southerly direction for a distance of 765.00 feet to the point of beginning.

Said Property being known as 5300 Cahaba Valley Road, Birmingham, AL 35242; Parcel ID#10-5-22-0-002-074.000

ALSO:

Parcel II: 38188 AL-25, Harpersville, AL 35078 (Parcel ID: 17 2 04 0 000 001.001):

The following described property in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT A FOUND CORNER REPRESENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1560.55 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING

DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 240.00 FEET TO A STEEL REBAR CORNER ON THE EAST MARGIN OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 11 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SAID EAST MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 381.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 08 SECONDS AND A RADIUS OF 1990.00 FEET; THENCE CONTINUE ALONG THE ARC OF JUST DESCRIBED CURVE AN ARC DISTANCE OF 422.07 FEET TO A STEEL REBAR CORNER MARKING THE P. T. OF JUST DESCRIBED CURVE; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 0.76 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 82 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 238.28 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 08 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 768.99 FEET TO THE POINT OF BEGINNING.

Property Address:

Parcel I: 5300 Cahaba Valley Road, Birmingham, AL 35242

Parcel II: 38188 AL-25, Harpersville, AL 35078;

Parcel ID:

Parcel I: 10 5 22 0 002 074.000

Parcel II: 17 2 04 0 000 001.001



Filed and Recorded

Official Public Records

**Judge of Probate, Shelby County Alabama, County
Clerk**

Shelby County, AL

11/09/2022 02:50:56 PM

\$34.00 PAYGE

20221109000419240

Allen S. Bayl