

County Division Code: AL039 Inst. # 2024013162 Pages: 1 of 11 I certify this instrument filed on: 2/15/2024 1:39 PM
Doc: XFRL Judge of Probate Jefferson County, AL Rec: \$46.00
Clerk: CSBESS

This Instrument Prepared By:
Miller & Martin PLLC
Suite 1200 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402
Attn: R. Grant Dobson, Esq.

STATE OF ALABAMA)
COUNTIES OF JEFFERSON AND SHELBY)

NOTE: Portion of Property located in Jefferson County is 25.4 acres or 97%
Portion of Property located in Shelby County is 0.8 acres or 3%

ASSIGNMENT OF RENTS AND LEASES

The following terms shall have the meanings set forth below, as used in this instrument:

- a. "Owner" shall mean **HENDON URBAN RIVERCHASE LLC**, a Georgia limited liability company.
- b. "Lender" shall mean **PROTECTIVE LIFE INSURANCE COMPANY**.
- c. "Loan Amount" shall mean \$15,894,401.00.
- d. "Owner's Notice Address" shall mean 3445 Peachtree Road, Suite 465, Atlanta, Georgia 30326.
- e. "Lender's Notice Address" shall mean 2801 Highway 280 South, Birmingham, Alabama, 35223, Attention: Investment Department.
- f. "State" shall mean the State of Alabama.
- g. "Effective Date" shall mean February 15, 2024.
- h. "Maturity Date" shall mean March 1, 2033.

1. **BY THIS ASSIGNMENT OF RENTS AND LEASES** (this "Assignment"), the Owner, for value received, hereby assigns to the Lender all of Owner's right, title, privileges and interest which Owner has and may have in all rents, revenues, royalties, issues, profits, security deposits, income and other benefits and in the leases, operating agreements, management agreements, concession agreements, licenses, occupancy agreements, rental agreements and all similar agreements,

now existing or hereafter made and affecting the real property and the improvements thereon described in **Exhibit "A"** attached hereto and incorporated herein by reference (collectively referred to as the "Property"), together with all extensions, renewals, modifications or replacements of said leases and agreements, and together with any and all guarantees of the obligations of the lessees and other obligors thereunder, whether now existing or hereafter executed, and all extensions and renewals of said guarantees. All said leases and all other said agreements described in this Paragraph 1, together with any and all guarantees, modifications, extensions and renewals thereof are hereinafter referred to severally as a "Lease" or collectively, as the "Leases."

2. **OWNER'S PURPOSE** in making this Assignment is to relinquish to Lender its right to collect and enjoy the rents, royalties, issues, profits, security deposits, income and other benefits at any time accruing by virtue of the Lease (hereinafter called the "Rents and Profits") as additional security for the outstanding indebtedness to Lender as evidenced by the promissory note in favor of Lender (hereinafter called the "Obligation") dated this same date in the Loan Amount executed by Owner, and as additional security for the Owner's obligations under the Mortgage and Security Agreement (referred to as the "Mortgage") executed to further secure the Obligation and to furnish security for the performance of Owner's obligations contained herein. The Obligation, Mortgage and other said loan documents and all other documents executed in connection with this loan are referred to as the "Loan Documents." The Loan Documents also include, without limitation, the "Additional Interest Agreement", "Holdback Agreement", and "Escrow Agreement" as such terms are defined in the Promissory Note of even date herewith evidencing the Obligation. The indebtedness evidenced by the Obligation and secured hereby matures on the Maturity Date.

3. **THE PARTIES INTEND** that this Assignment shall be a present, absolute and unconditional assignment and shall, immediately upon execution, give Lender the right to collect the Rents and Profits and to apply them in payment of the principal and interest and all other sums payable on Owner's Obligation, as well as all other sums payable under the Loan Documents. However, Lender hereby grants to Owner a license to collect, subject to the provisions set forth below and in the Loan Documents, the Rents and Profits as they respectively become due and to enforce the Leases, so long as there is no default by Owner in performance of the terms, covenants or provisions of the Obligation, the Loan Documents or this Assignment. Nothing contained herein, nor any collection of Rents and Profits by Lender or by a receiver, shall be construed to make Lender a "mortgagee-in-possession" of the Property so long as Lender has not itself entered into actual possession of the Property.

4. **UPON THE OCCURRENCE OF ANY DEFAULT** under the terms and conditions of this Assignment or any of the Loan Documents, this Assignment shall constitute a direction to and full authority to any and all obligors under the Leases and any guarantor of the Leases to pay all Rents and Profits to Lender without proof of the default relied upon. Owner hereby irrevocably authorizes any and all obligors under the Leases and any guarantor to rely upon and comply with any notice or demand by Lender for the payment to Lender of any Rents and Profits due or to become due. Any and all obligors under the Leases and any guarantor shall have no right or duty to inquire whether a default has actually occurred and Owner shall have no claim against any obligor under the Leases or any guarantor for any Rents and Profits paid by such obligor, lessee or such guarantor to Lender pursuant to Lender's demand or notice.

5. **OWNER WARRANTIES:**

- (a) that no default exists or will exist on the part of Owner under any Lease;
- (b) that no rent or other payment has been or will be collected under any Lease for more than one month in advance of the date on which it is due under the terms of any Lease;
- (c) that neither the Leases nor any interest therein has been previously or will be assigned or pledged by Owner; and
- (d) that no concession has been or will be granted to any lessee in the form of a waiver, release, reduction, discount or other alteration of rent or other payment due or to become due.

All of the foregoing warranties shall be deemed to be reaffirmed on and as of the time of each Lease executed by Owner on the Property.

6. **OWNER AGREES:**

- (a) if a Lease provides for a security deposit paid by lessee to Owner, this Assignment transfers to the Lender all of Owner's right, title and interest in and to the security deposit, provided that Owner shall have the right to retain said security deposit so long as Owner is not in default under this Assignment or the Loan Documents, and provided further that Lender shall have no obligation to any obligor under a Lease with respect to such security deposit unless and until Lender comes into actual possession and control of said deposit;
- (b) before any Lease is executed on the Property (other than Leases approved in writing as of this date), a copy of the same shall be submitted to Lender for its approval which shall not be unreasonably withheld. Owner shall provide executed originals and/or copies of all Leases to Lender promptly upon demand;
- (c) that all Leases shall be and remain in full force and effect despite any merger of the interest of Owner and any obligor under the Leases, and Owner shall not transfer or convey fee title to the leased premises to any obligor under the Leases without the prior written consent of Lender, and where such consent is given or where under applicable law the requirement for such consent is not enforceable, Owner shall require the said obligor under the Leases, in writing, to assume and agree to pay the Obligation in accordance with the terms, covenants and conditions subject and subordinate to the lien of the Loan Documents; provided, however, that in no event shall any such transfer or conveyance operate to release or relieve Owner of any liability to Lender unless Lender specifically agrees otherwise in writing;
- (d) Owner shall not terminate a Lease or modify or amend any Lease or any of the terms thereof or grant any concessions in connection therewith or accept a surrender thereof without the prior written consent of Lender;
- (e) Owner shall not collect any Rents and Profits more than one (1) month in

advance of the date on which they become due under the terms of the Lease without the prior written consent of Lender;

(f) Owner shall not discount any future accruing Rents and Profits;

(g) Except as allowed in accordance with the express terms of any Lease, Owner shall not consent to an assignment of a Lease or a subletting thereunder, whether or not in accordance with its terms without the prior written consent of Lender;

(h) Owner shall not execute any further assignment of any of the Rents and Profits or any interest therein or suffer or permit any such assignment to occur by operation of law;

(i) Owner shall not request, consent to, agree to, or accept a subordination of the Lease to any mortgage or other encumbrance, or any other lease, now or hereafter affecting the Property or any part thereof, or suffer or permit conversion of any Lease to a sublease;

(j) Owner shall faithfully perform and discharge its obligations under the Leases, and shall give prompt written notice to Lender of any notice of Owner's default received from any obligor under a Lease or any other person and furnish Lender with a complete copy of said notice; Owner shall appear in and defend, at no cost to Lender, any action or proceeding arising under or in any manner connected with a Lease; and if requested by Lender, Owner shall enforce a Lease and all remedies available to Owner against any obligor under a Lease in the case of default under such Lease by any obligor under such Lease;

(k) Subject to foregoing Section 6(b), Owner shall give Lender written notice immediately upon entering into any lease or other agreement respecting any part of the Property, and shall promptly provide to Lender a true and correct copy of the executed lease or other agreement; each such lease or agreement shall be deemed included in this Assignment automatically as though originally listed herein, and the term "Lease" as used herein shall include such lease or agreement;

(l) Owner shall at all times contract to manage the Property through a qualified manager, and Owner shall obtain the Lender's prior written consent to and approval of the said management contract and manager before execution of and employing the same, respectively; provided, however, that Owner may manage the Property itself until the occurrence of an Event of Default under the Mortgage. The said management contract and all of the management, leasing, or other fees under such management contract shall be subordinate to the lien of the Loan Documents;

(m) To the extent such obligor is required to provide an estoppel certificate under a Lease, Owner shall deliver to Lender, promptly upon request, a duly executed estoppel certificate from any obligor under the Lease as required by Lender attesting that the Lease is in full force and effect with no defaults thereunder on the part of any party, that no rental has been paid more than one month in advance, and that said obligor under the Lease claims no defense or offset against the full and timely performance of its obligations under the Lease; and

(n) Nothing herein shall be construed to impose any liability or obligation on Lender under or with respect to the Leases; Owner shall indemnify and hold Lender harmless from and

against any and all liabilities, losses and damages which Lender may incur under the Lease or by reason of this Assignment, and Owner shall immediately upon demand reimburse Lender for the amount thereof together with all costs and expenses and attorneys' fees incurred by Lender; all of the foregoing sums shall bear interest until paid at the rate set forth in the Obligation; and any Rents and Profits collected by Lender may be applied by Lender in its discretion in satisfaction of any such liability, loss, damage, claim, demand, costs, expense or fees.

7. OWNER HEREBY GRANTS TO LENDER THE FOLLOWING RIGHTS:

(a) Lender shall be deemed to be the creditor of any obligor under the Leases in respect of any assignments for the benefit of creditors and any bankruptcy, arrangement, reorganization, insolvency, dissolution, receivership or other debtor-relief proceedings affecting such obligor (without obligation on the part of Lender, however, to file timely claims in such proceedings or otherwise pursue creditor's rights therein);

(b) Lender shall have the right to assign Lender's right, title and interest in the Leases to any subsequent holder of the Mortgage or any participating interest therein or to any person acquiring title to all or any part of the Property through foreclosure or otherwise, and any subsequent assignee shall have all the rights and powers herein provided to Lender;

(c) Lender shall have the right (but not the obligation), upon any failure of Owner to perform any of its agreements hereunder, to take any action as Lender may deem necessary or appropriate to protect its security, including but not limited to appearing in any action or proceeding and performing any obligations of the lessor under any Leases, and Owner agrees to pay, on demand, all costs and expenses (including without limitation Lender's attorneys' fees) incurred by Lender in connection therewith, together with interest thereon at the After-Maturity Rate set forth in the Obligation;

(d) upon default by Owner under any Lease, the Lender shall have the right, but not the obligation, to cure the same, upon failure of Owner to cure, and Lender shall have the right to add all costs necessary to cure such defaults, including Lender's attorney's fees, to the Obligation; and

(e) upon any default by Owner under this Assignment or under the Loan Documents, and without notice to or consent of Owner, Lender shall have the following rights (none of which shall be construed to be obligations of the Lender):

(i) Lender shall have the right under this Assignment to use and possess, without rental or charge, all personal property of the Owner located on the Property and used in the operation or occupancy thereof. Lender shall have the right to apply any of the Rents and Profits to pay installments due for personal property rented or purchased on credit, insurance premiums on personal property, or other charges relating to personal property on the Property. However, this Assignment shall not make Lender responsible for the control, care, management or repair of the Property or any personal property or for the carrying out of any of the terms or provisions of the Leases;

(ii) Lender shall have the right to apply the Rents and Profits and any sums recovered by Lender hereunder to Owner's outstanding indebtedness to Lender secured hereby or by any of the Loan Documents, as well as to charges for taxes, insurance, improvements, maintenance and other items relating to the operation of the Property;

(iii) Lender shall have the right to take possession of the Property, manage and operate the Property and Owner's business thereon, and to take possession of and use all books of account and financial records of Owner and its property managers or representatives relating to the Property;

(iv) Lender shall have the right to execute new Leases of any part of the Property, including Leases that extend beyond the term of the Mortgage;

(v) Lender shall have the right to cancel or alter any existing Lease;
and

(vi) Lender shall have the authority, as Owner's attorney-in-fact, such authority being coupled with an interest and irrevocable, to sign the name of Owner and to bind Owner on all papers and documents relating to the operation, leasing and maintenance of the Property.

All of the foregoing rights and remedies of Lender are cumulative, and Lender shall also have upon the occurrence of any such default all other rights and remedies provided under the Loan Documents or otherwise available at law or in equity or by statute.

8. This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Loan Documents. Failure of the Lender to avail itself of any terms, covenants or conditions of this Assignment for any period of time or for any reason shall not constitute a waiver thereof.

9. Notwithstanding any future modification of the terms of the Loan Documents, this Assignment and the rights and benefits hereby assigned and granted shall continue in favor of Lender in accordance with the terms of this Assignment.

10. This Assignment shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto (including without limitation, in the case of Lender, any third parties now or hereafter acquiring any interest in the Obligation or any part thereof, whether by virtue of assignment, participation or otherwise). The words "Owner", "Lender", "obligor under the Lease", and "guarantor", wherever used herein, shall include the persons and entities named herein or in the Lease or any guaranty and designated as such and their respective heirs, legal representatives, successors and assigns, provided that any action taken by the named Lender or any successor designated as such by an instrument recorded in the appropriate office of the county in which the Property is located referring to this Assignment shall be sufficient for all purposes notwithstanding that Lender may have theretofore assigned or participated any interest in the Obligation to a third party. All words and phrases shall be taken to include the singular or plural number, and the masculine, feminine, or neuter gender, as may fit the case.

11. Any change, amendment, modification, abridgement, cancellation, or discharge of this Assignment or any term or provision hereof shall be invalid without the written consent of Lender.

12. Upon payment to Lender of the full amount of all indebtedness and obligations secured hereby and by the Loan Documents, as evidenced by a recorded satisfaction or release of the Mortgage, this Assignment shall be void and of no further effect. The personal liability of Owner hereunder shall be limited to the extent set forth in the Obligation.

13. All notices given hereunder shall be given in the manner set forth in the Mortgage.

14. If any provision hereof is determined to be illegal or unenforceable for any reason, the remaining provisions hereof shall not be affected thereby.

15. This Assignment shall be governed by and construed in accordance with the laws of the State.


[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, this instrument has been executed under seal by the undersigned to be effective as of the Effective Date.

“OWNER:”

HENDON URBAN RIVERCHASE LLC, a
Georgia limited liability company

By:  [SEAL]
Name: J. Charles Hendon, Jr.
Title: Manager

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. Charles Hendon, Jr., whose name as a manager of **HENDON URBAN RIVERCHASE LLC**, a Georgia limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he/she executed the same voluntarily in his/her capacity as manager on the day the same bears date.

GIVEN under my hand and seal of office this 12th day of February,
2024.


Notary Public

My Commission Expires: 3/16/26



EXHIBIT A
Property

The Plaza at Riverchase as recorded in Map Book 13, Page 70 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 Northeast Quarter of Section 24, Township 19 South, Range 3 West, and the West Half of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and in the Southeast Quarter of Section 24, Township 19 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 19 South, Range 3 West, thence North $88^{\circ}58'25''$ West along the North line of said Section 24, 618.94 feet to a point; thence South $20^{\circ}02'58''$ East, 1059.79 feet to a point 25 feet southerly of the centerline of Data Center Drive, said point also being the POINT OF BEGINNING; thence continue along the previously described course, 433.66 feet to the approximate centerline of the Cahaba River; thence along said centerline of the Cahaba River, the following courses: South $33^{\circ}20'32''$ West, 37.15 feet; thence South $16^{\circ}23'24''$ West, 43.61 feet; South $15^{\circ}04'56''$ East, 541.33 feet; South $23^{\circ}08'00''$ East, 222.85 feet; South $01^{\circ}07'08''$ East, 216.30 feet; South $39^{\circ}34'01''$ West, 236.88 feet; and South $45^{\circ}24'27''$ West, 416.19 feet to a point on the Easterly right-of-way margin of U.S. Highway 31, said point being 150 feet easterly of the centerline of said U.S. Highway 31; thence North $26^{\circ}23'50''$ West along said Easterly right-of-way margin, 201.95 feet to a point; thence leaving said right-of-way margin, proceed North $62^{\circ}07'44''$ East, 239.50 feet to a point; thence North $26^{\circ}23'50''$ West and parallel to said right-of-way margin, 147.00 feet to a point; thence North $72^{\circ}08'03''$ West, 73.98 feet to a point; thence South $62^{\circ}07'44''$ West, 186.50 feet to a point on the Easterly right-of-way margin of U. S. Highway 31, said point being 150.00 feet easterly of the centerline of said U. S. Highway 31; thence North $26^{\circ}23'50''$ West along said Easterly right-of-way margin, 582.72 feet to a point; thence South $63^{\circ}36'10''$ West along said Easterly right-of-way margin, 50.00 feet to a point, said point being 100.00 feet easterly of the centerline of said U.S. Highway 31; thence North $26^{\circ}23'50''$ West along said easterly right-of-margin 416.79 feet to a point; thence leaving said Easterly right-of-way margin, proceed North $63^{\circ}52'22''$ East, 271.98 feet to a point; thence North $25^{\circ}27'37''$ West, 20.00 feet to the beginning of a curve to the left, said curve having a central angle of $10^{\circ}07'14''$, a radius of 310.00 feet, an arc of 54.76 feet and a chord which bears North $30^{\circ}31'13''$ West for 54.69 feet; thence proceed northwesterly along the arc of said curve, 54.76 feet to the end of said curve; thence North $35^{\circ}34'51''$ West, 121.67 feet to the beginning of a curve to the left, said curve having a central angle of $82^{\circ}11'28''$, a radius of 25.00 feet, an arc distance of 35.86 feet and a chord which bears North $77^{\circ}29'33''$ West for 32.87 feet; thence proceed northwesterly along the arc of said curve, 35.86 feet to a point; thence North $28^{\circ}35'17''$ West, 5.00 feet to a point on the Southerly right-of-way margin of Data Center Drive, said point being 25.00 feet southerly of the centerline of said Data Center Drive, said point also being on a curve to the left, said curve having a central angle of $11^{\circ}56'21''$, a radius of 429.69 feet, an arc of 89.54 feet, and a chord which bears North $55^{\circ}26'33''$ East for 89.38 feet; thence proceed northeasterly along said Southerly right-of-way margin and along the arc of said curve, 89.54 feet to the end of said curve; thence North $49^{\circ}28'23''$ East along said Southerly right-of-way margin, 290.58 feet to the beginning of a curve to the right, said curve having a central angle of $28^{\circ}47'56''$, a radius of 382.42 feet, an arc of 192.22 feet and a chord which bears North $63^{\circ}52'19''$ East for 190.20 feet; thence proceed northeasterly along said Southerly right-of-way margin and along the arc of said curve, 192.22 feet to the end of said

curve; thence North $78^{\circ}16'17''$ East, along said Southerly right-of-way margin, 125.18 feet to the beginning of a curve to the left, said curve having a central angle of $8^{\circ}19'15''$, a radius of 546.00 feet, an arc of 79.29 feet and a chord which bears North $74^{\circ}06'40''$ East for 79.22 feet; thence proceed northeasterly along said Southerly right-of-way margin and along the arc of said curve, 79.29 feet to the POINT OF BEGINNING.

The above described property being the same as that shown by survey prepared by Robert W. Easley, IV, PLS 38795, dated 2/1/2024, and designated File Name Southlake lot 3 Alta sheet.dgn, being more particularly described as follows:

The Plaza At Riverchase as recorded in Map Book 13, Page 70 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 East 1/2 of the Northeast 1/4 of Section 24, Township 19 South, Range 3 West, and the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and in the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 19 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

BEGIN at an ALA-ENG capped iron at the Northernmost corner of The Plaza At Riverchase as recorded in Map Book 13, Page 70 in the Office of the Judge of Probate of Shelby County and run $S20^{\circ}2'58''E$ for a distance of 308.29 feet to an ALA-ENG capped iron; thence continue along the last described course for a distance of 125 feet, more or less, to the centerline of the Cahaba River; thence run in a Southwesterly, then Southerly, then Southeasterly, then Southerly, then Southwesterly direction, for a distance of 1711 feet, more or less, along said centerline, to a point on the to a point on the Easterly right-of-way margin of U.S. Highway 31, said point being 150 feet Easterly of the centerline of said U.S. Highway 31; thence North $26^{\circ}25'47''$ West along said Easterly right-of-way margin, for a distance of 76 feet, more or less, to an ALA-ENG capped iron; thence continue along the last described course, and along said Easterly right-of-way margin, for a distance of 130.46 feet to an ALA-ENG capped iron at the Southernmost corner of the Jefferson County Sewer Lift Station parcel as shown on said plat of The Plaza at Riverchase; thence leaving said right-of-way margin, run North $63^{\circ}40'47''$ East for a distance of 243.52 feet to a capped iron; thence run North $27^{\circ}42'21''$ West for a distance of 147.40 feet to a DA capped iron; thence run North $73^{\circ}08'26''$ West for a distance of 73.02 feet to an uncapped $\frac{1}{2}$ inch rebar; thence run South $64^{\circ}29'52''$ West for a distance of 187.11 feet to a GSA capped iron on the Easterly right-of-way margin of U. S. Highway 31, said GSA capped iron being 150.00 feet Easterly of the centerline of said U. S. Highway 31; thence run North $26^{\circ}25'47''$ West, along said Easterly right-of-way margin, for a distance of 582.67 feet to GSA capped iron; thence run South $63^{\circ}34'13''$ West along said Easterly right-of-way margin, for a distance of 50.00 feet to a GSA capped iron, said GSA capped iron being 100.00 feet Easterly of the centerline of said U.S. Highway 31; thence run North $26^{\circ}25'18''$ West, along said easterly right-of-margin, for a distance of 416.77 feet to a Weygand capped iron at the Southernmost corner of the AmSouth Bank Property as shown on said plat of The Plaza at Riverchase; thence leaving said Easterly right-of-way margin, run North $63^{\circ}57'52''$ East for a distance of 272.10 feet to a 1/2 inch rebar; thence run North $25^{\circ}14'49''$ West for a distance of 20.00 feet to a nail in the asphalt at the beginning of a curve to the left, said curve having a central angle of $10^{\circ}09'42''$, a radius of 310.00 feet and a chord which bears North $30^{\circ}19'40''$ West for a distance of 54.91 feet; thence run Northwesterly along the arc of

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said curve for a distance of 54.98 feet to a Weygand capped iron; thence run North 35°30'01" West for a distance of 121.83 feet to the beginning of a curve to the left, said curve having a central angle of 80°28'22", a radius of 25.00 feet, and a chord which bears North 78°42'00" West for a distance of 32.30 feet; thence proceed Northwesterly along the arc of said curve for a distance of 35.11 feet to a GSA capped iron; thence run North 28°45'34" West for a distance of 5.00 feet to an ALA-ENG capped iron on the Southerly right-of-way margin of Data Center Drive (also called Data Drive), said point being 25.00 feet Southerly of the centerline of said Data Center Drive, said point also being on a curve to the left, said curve having a central angle of 11°57'48", a radius of 429.69 feet and a chord which bears North 55°15'32" East for a distance of 89.56 feet; thence run Northeasterly along said Southerly right-of-way margin and along the arc of said curve for a distance of 89.72 feet to a nail in the asphalt ; thence North 49°18'57" East along said Southerly right-of-way margin for a distance of 290.55 feet to a GSA capped iron at the beginning of a curve to the right, said curve having a central angle of 28°47'50", a radius of 382.42 feet, and a chord which bears North 63°42'10" East for a distance of 190.19 feet; thence run Northeasterly along said Southerly right-of-way margin and along the arc of said curve for a distance of 192.21 feet to a GSA capped iron; thence North 78°04'34" East, along said Southerly right-of-way margin, for a distance of 125.15 feet to a nail in the asphalt at the beginning of a curve to the left, said curve having a central angle of 8°20'22", a radius of 546.00 feet, and a chord which bears North 74°59'08" East for a distance of 79.40 feet; thence run Northeasterly along said Southerly right-of-way margin and along the arc of said curve for a distance of 79.47 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/16/2024 01:24:39 PM
\$52.00 JOANN
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Allen S. Bayl