

STATE OF ALABAMA

Shelby COUNTY

ASSIGNMENT OF RENTS/LEASES

For a good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Erica Davis Temple, Trustee of 420 Sunset Lake Circle Trust dated October 1, 2023, hereby grants, assigns, transfers and sets over unto Kelsey Waites (hereinafter referred to as "Lender"), all right, title and interest of the undersigned in every lease rental agreement, tenant contract, and rental contract whether written or oral, which may now exist or hereafter be made, including any and all extensions, renewals and modifications thereof and guaranties of the performance or obligations of any tenants and lessees thereunder, which cover, affect or relate to the following-described real property as further described in attached exhibit "A" and any personal property located thereon.

And the undersigned does hereby grant, assign, transfer and set over unto Lender all rents, royalties, issues and profits provided under the terms of said leases, together with all moneys provided to be paid under the terms of any option to purchase said property, whether contained in said leases or set out in a separate agreement, hereby granting unto Lender full power, but not obligating Lender, to enforce any of the conditions, covenants or agreements contained in said leases, to collect any and all of the rents, royalties, issues and profits thereunder and/or contained in any said option and to give good and valid receipts therefore, and hereby granting unto Lender full power to do anything that the undersigned could have done had these presents not been made, the Lessee, the successors, assigns, or legal representatives of said Lessee, being by this instrument expressly authorized to pay to Lender any and all of the rents, royalties, issues and profits now due or to become due under the terms of said leases and/or any said option.

The undersigned does hereby covenant to and with Lender that the undersigned has not transferred in any manner said leases nor the rents, royalties, issues and profits provided or herein and that the undersigned is the owner thereof and has full right to collect and is entitled to the rents, royalties, issues and profits provided for in said leases and/or said options.

The undersigned hereby warrant unto Lender that all rents due under the terms of said leases have been paid and that there are no delinquent accounts owing under the terms of said leases.

In the event of default under the terms of the promissory note executed this day by the undersigned to Lender, all rents provided for in said leases shall be paid directly to Lender.

This assignment applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 25th day of October, 2024.

**420 Sunset Lake Circle Trust dated October 1,
2023**

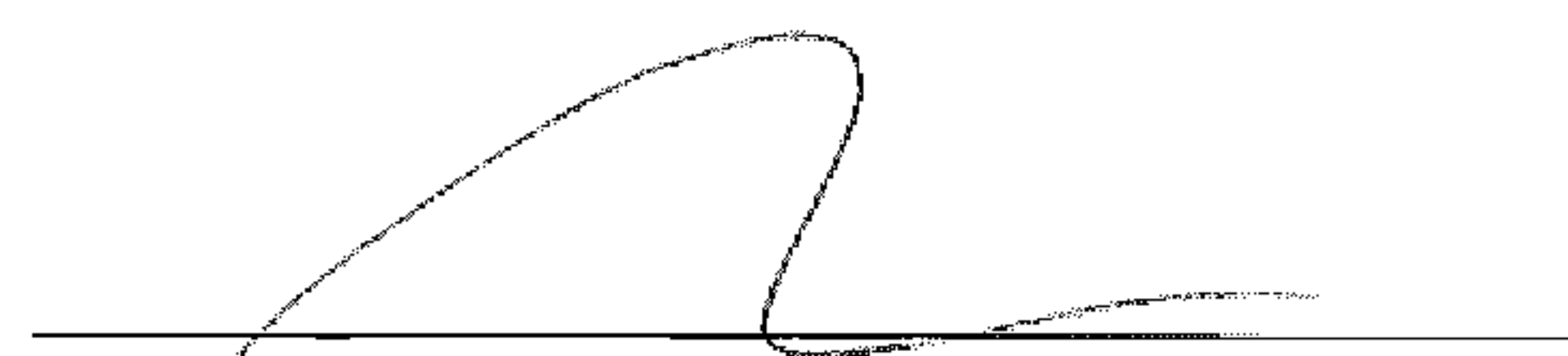
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X By: 
Erica Davis Temple, Trustee

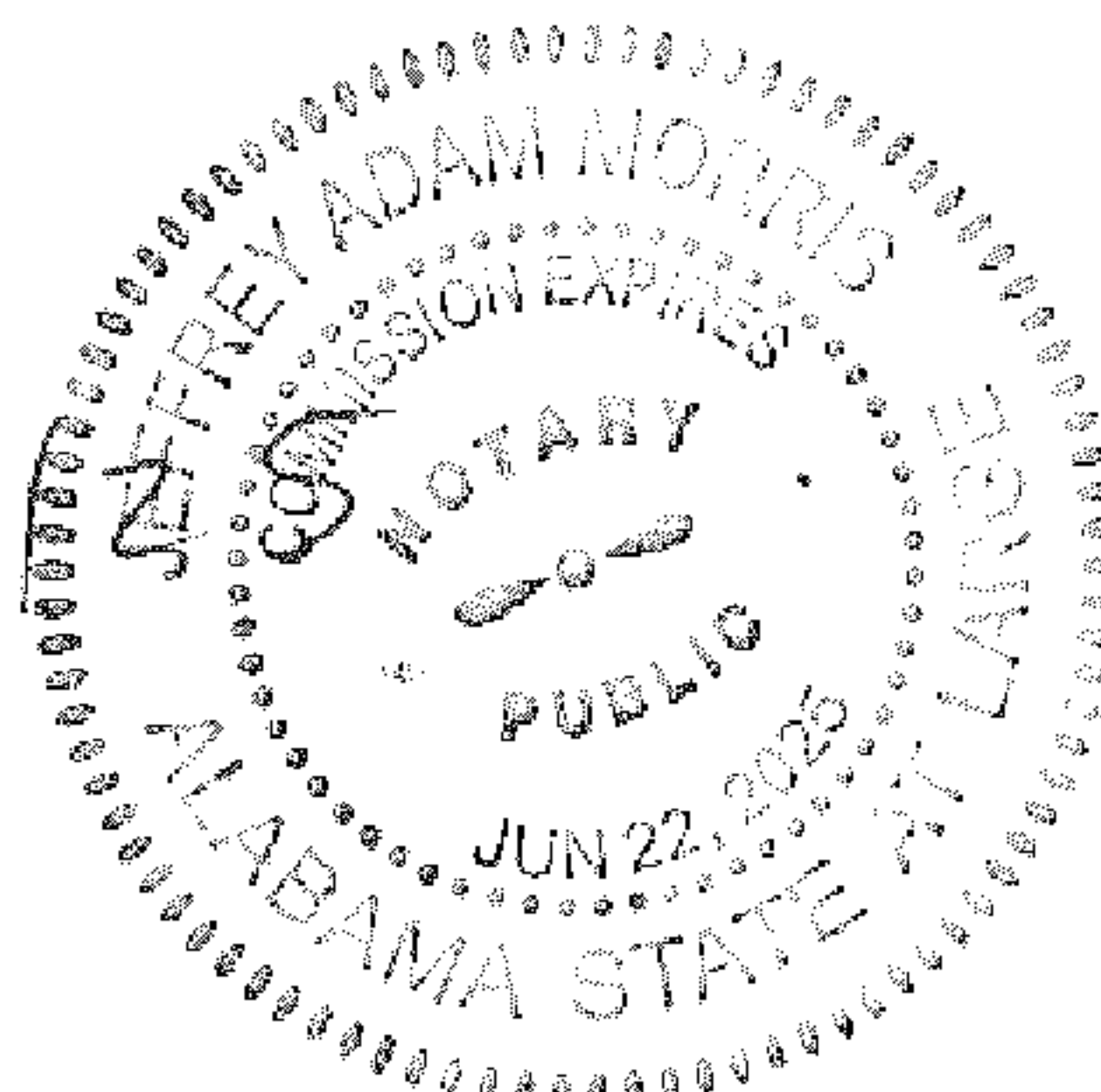
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Erica Davis Temple, whose name as Trustee of 420 Sunset Lake Circle Trust dated October 1, 2023, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily and with full authority as Trustee on the day the same bears date.

Given under my hand and official seal this 25th day of October, 2024.


Notary Public

My Commission Expires: 6/22





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2024 01:20:19 PM
\$28.00 DANIEL
20241106000346610

Allen S. Bayl

EXHIBIT "A" TO ASSIGNMENT OF LEASE

420 Sunset Lake Circle, Chelsea, AL 35043

Lot 19, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page 39, in the Probate Office of Shelby County, Alabama.

This assignment is made additional security for the payment of that certain note secured by mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument 20241106000346610 as well as all extensions, renewals and modifications thereof.