

This instrument was prepared by and
after recordation return to:

Vanessa A. Orta	Jurisdiction:	Shelby County
McCoy & Orta, P.C.	State:	Alabama
100 North Broadway, 26 th Floor	Loan No.:	511501773
Oklahoma City, OK 73102	M&O Ref.:	8731.001
Telephone: (888) 236-0007	Loan Name:	Avenues of Inverness

ASSIGNMENT OF MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND
SECURITY AGREEMENT

FOR VALUE RECEIVED, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is 8200 Jones Branch Drive, McLean, VA 22102 (“Assignor”), conveys, assigns, transfers, and sets over unto **COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BANC OF AMERICA MERRILL LYNCH COMMERCIAL MORTGAGE INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2024-K758**, (“Assignee”), whose address is 9062 Old Annapolis Road, Columbia, MD 21045 without recourse, representation or warranty, express or implied, except as set forth in that certain related Mortgage Loan Purchase Agreement, all the right, title and interest of Assignor in and to the Multifamily Mortgage, Assignment of Rents and Security Agreement and other documents, if any, described in Schedule A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said Multifamily Mortgage, Assignment of Rents and Security Agreement or note or notes described therein, encumbering, among other things, the premises described in Exhibit A attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

Dated this 22 day of October, 2024, to be effective as of the 21st day of November, 2024.

FEDERAL HOME LOAN MORTGAGE CORPORATION,
a corporation organized and existing under the laws of the
United States

By: [Signature]
Name: Kristin Lee
Title: Assistant Treasurer
Multifamily Operations

STATE OF VIRGINIA §
 §
COUNTY OF FAIRFAX §

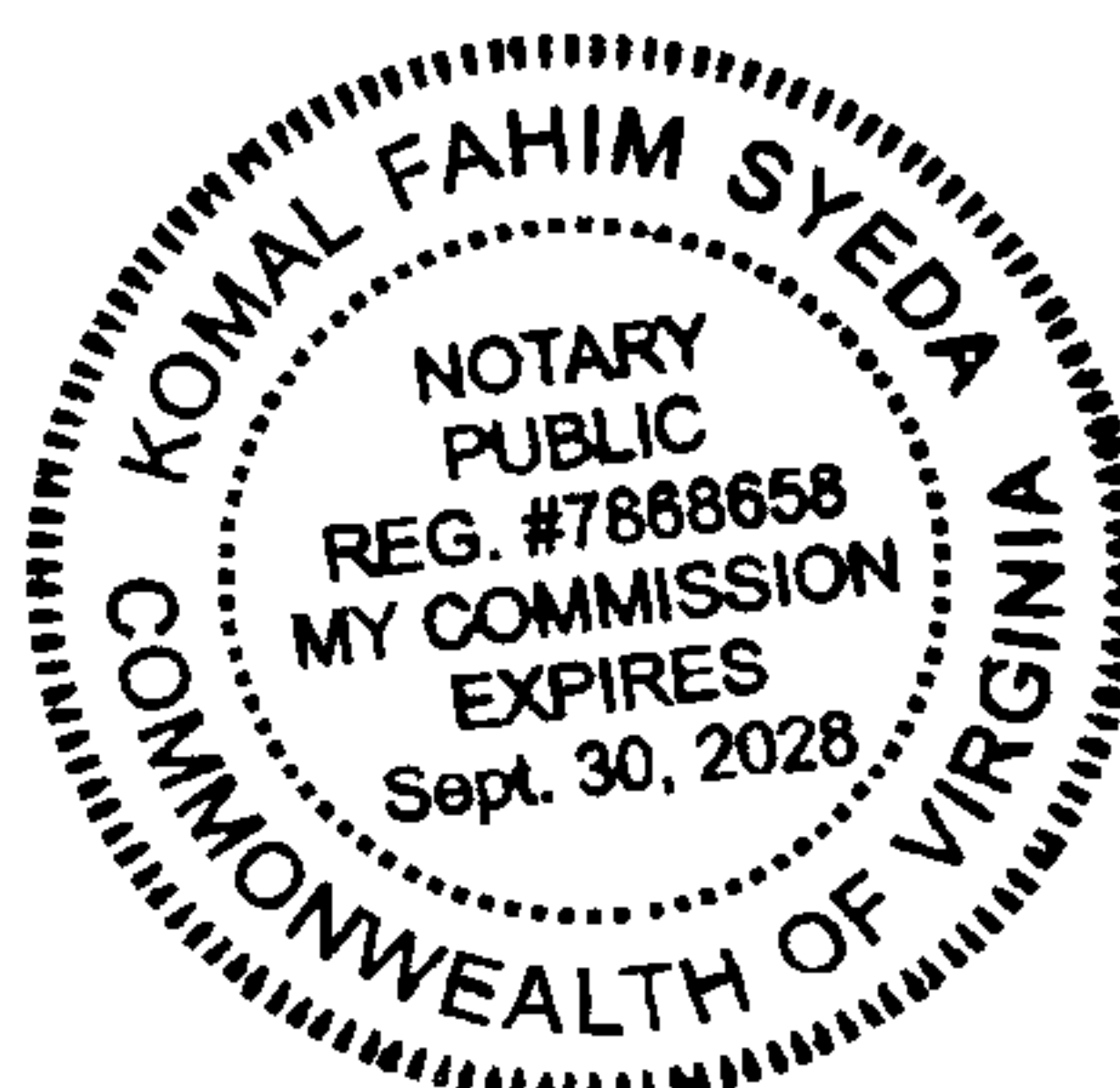
On the 22 day of October, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Kristin Lee, Assistant Treasurer, Multifamily Operations, of Federal Home Loan Mortgage Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned, in Fairfax County, Virginia.

WITNESS my hand and official seal.

[S E A L]
My Commission Expires:

[Signature]
Name of Notary Public
Komal Fahim Syeda

Freddie Mac Loan Number: 511501773
M&O File No.: 8731.001
Loan Name: Avenues of Inverness
Pool: K-758
Security Instrument Assignment



SCHEDULE A

Multifamily Mortgage, Assignment of Rents and Security Agreement dated as of September 30, 2024, by WE INVERNESS OWNER LLC, a Delaware limited liability company and POST INVERNESS OWNER LLC, a Delaware limited liability company, as tenants in common to GREYSTONE SERVICING COMPANY LLC ("Original Lender"), in the amount of \$66,430,000.00 ("Mortgage"), recorded on October 1, 2024, as Instrument Number 20241001000306180 in the office of the Judge of Probate of Shelby County, Alabama ("Real Estate Records").

The Mortgage was assigned from Original Lender to FEDERAL HOME LOAN MORTGAGE CORPORATION by that certain Assignment of Security Instrument dated as of September 18, 2024, to be effective as of September 30, 2024, and recorded on October 1, 2024, as Instrument Number 20241001000306190, in the Real Estate Records.

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EXHIBIT A LEGAL DESCRIPTION

PARCEL ONE:

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and run in a Westerly direction along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 36 a distance of 13.95 feet to a point on the Southeasterly line of a 60 foot ingress-egress easement; said easement recorded in Real Volume 13, page 426 and Real Volume 28, page 673, in the Probate Office of Shelby County, Alabama; thence a deflection angle right of $95^{\circ}39'07''$ and run in a Northeasterly direction along said Southeasterly line of 60 foot ingress-egress easement a distance of 44.18 feet to the point of curve of a curve to the right, said curve having a radius of 850.67 feet and a central angle of $12^{\circ}57'23''$; thence continue in a Northeasterly direction along said curve and Southeasterly line of said 60 foot ingress-egress easement an arc distance of 192.36 feet to the point of tangent of said curve; thence continue in a Northeasterly direction along tangent 570.51 feet to the point of curve of a curve to the left, said curve having a radius of 272.04 feet and a central angle of $36^{\circ}03'00''$; thence run in a Northeasterly to Northwesterly direction along the arc of said curve and the most Easterly line of said 60 foot ingress-egress easement an arc distance of 171.17 feet to a point of reverse curve of a curve to the right, said curve having a radius of 202.35 feet and a central angle of $37^{\circ}27'00''$; thence run in a Northwesterly to Northeasterly direction along the arc of said curve and the most Easterly line of said 60 foot ingress-egress easement an arc distance of 132.26 feet to the point of tangent of said curve; thence continue in a Northeasterly direction along said tangent 55.49 feet to a point; thence an interior angle of $90^{\circ}40'30''$ and run to the right, leaving the Northeasterly line of said 60 foot ingress-egress easement and running in a Southeasterly direction 90.63 feet to a point; thence an interior angle of $260^{\circ}18'00''$ and run to the left in a Northeasterly direction 204.08 feet to a point; thence an interior angle of $99^{\circ}12'00''$ and run to the right in a Southeasterly direction 265.33 feet to a point; thence an interior angle of $197^{\circ}25'00''$ and run to the left in a Southeasterly direction 77.06 feet to a point; thence an interior angle of $174^{\circ}49'00''$ and run to the right in a Southeasterly direction 65.07 feet to a point; thence an interior angle of $128^{\circ}57'00''$ and run to the right in a Southeasterly direction 94.44 feet to a point; thence an interior angle of $136^{\circ}04'00''$ and run to the right in a Southwesterly direction 132.54 feet to a point; thence an interior angle of $161^{\circ}29'00''$ and run to the right in a Southwesterly direction 230.34 feet to a point; thence an interior angle of $173^{\circ}05'00''$ and run to the right in a Southwesterly direction 142.56 feet to a point; thence an interior angle of $265^{\circ}30'00''$ and run to the left in a Southeasterly direction 251.21 feet to a point; thence an interior angle of $226^{\circ}22'00''$ and run to the right in a Southerly direction 420.00 feet to point; thence an interior angle of $88^{\circ}53'00''$ and run to the right in a Westerly direction 271.66 feet to a point; thence an interior angle of $271^{\circ}07'00''$ and run to the left in a Southerly direction 60.01 feet to a point on the South line of said Northwest 1/4 of Northeast 1/4 of said Section 36; thence an interior angle of $88^{\circ}53'00''$ and run to the right along said South line of said 1/4 1/4 Section 548.37 feet to the Point of Beginning.

AND:

Beginning at the S.E. Corner of the NE 1/4 of the NW 1/4, Section 36, Township 18 South, Range

2 West, run North along the East boundary of said 1/4 - 1/4 a distance of 83.35 feet; thence right 45 deg. 06 min. a distance of 63.10 feet; thence left 49 deg. 11 min. 30 sec. a distance of 170.55 feet; thence left 155 deg. 14 min. along the centerline of a road easement having a width of 30 feet on each side of the center line, a distance of 61.00 feet to the point of tangency of curve to the left; thence left along the arc of the curve having a radius of 880.67 feet, a distance of 199.15 feet through an angle of 12 deg. 57 min. 23 sec.; thence continue along the projected tangent to the aforementioned curve a distance of 47.12 feet to the South boundary of said 1/4 - 1/4 Section; thence left 95 deg. 39 min. 01 sec. along said South boundary a distance of 44.10 feet to the point of beginning.

PARCEL TWO:

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said 1/4 - 1/4 Section turn an angle to the left of 68°16'22" and run in a Northwesterly direction a distance of 104.15 feet to a point; thence turn an interior angle of 203°16'04" and run to the left in a Westerly direction a distance of 66.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Northerly direction a distance of 70.00 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Westerly direction a distance of 7.5 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Northerly direction a distance of 6.0 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 7.5 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Northerly direction a distance of 56.00 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Westerly direction a distance of 10.0 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Northerly direction a distance of 12.70 feet to a point; thence turn an interior angle of 253°37'30" and run to the left in a Westerly direction a distance of 327.05 feet to a point; thence turn an interior angle of 103°30'15" and run to the right in a Northerly direction a distance of 230.00 feet to a point; thence turn an interior angle of 226°21'56" and run to the left in a Northwesterly direction a distance of 251.21 feet to a point; thence turn an interior angle of 94°29'04" and run to the right in a Northeasterly direction a distance of 142.56 feet to a point; thence turn an interior angle of 186°55'00" and run to the left in a Northeasterly direction a distance of 230.34 feet to a point; thence turn an interior angle of 198°31'00" and run to the right in a Northeasterly direction a distance of 132.54 feet to a point; thence turn an interior angle of 223°56'00" and run to the left in a Northwesterly direction a distance of 94.44 feet to a point; thence turn an interior angle of 231°03'00" and run to the left in a Northwesterly direction a distance of 65.07 feet to a point; thence turn an interior angle of 185°11'00" and run to the left in a Westerly direction a distance of 77.06 feet to a point; thence turn an interior angle of 162°35'00" and run to the right in a Northwesterly direction a distance of 107.00 feet to a point; thence turn an interior angle of 70°49'13" and run to the right in a Northeasterly direction a distance of 164.21 feet to a point; thence turn an interior angle of 101°45'33" and run to the right in a Southeasterly direction a distance of 676.55 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of Section 36; thence turn an interior angle of 119°43'03" and run to the right in a Southerly direction along the East line of said 1/4 - 1/4 Section a distance of 1029.58 feet to the point of

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beginning.

PARCEL THREE:

A part of land situated in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said 1/4-1/4 Section, turn an angle of 50°21'41" to the right and run in a Southwesterly direction a distance of 447.65 feet to a point; thence turn an interior angle of 107°32'48" and run to the right in a Northwesterly direction a distance of 581.40 feet to a point; thence turn an interior angle of 30°08'54" and run to the right in an Easterly direction a distance of 64.47 feet to a point; thence turn an interior angle of 271°22'10" and run to the left in a Northerly direction a distance of 60.02 feet to a point; thence turn an interior angle of 88°50'58" and run to the right in an Easterly direction a distance of 270.67 feet to a point; thence turn an interior angle of 271°07'03" and run to the left in a Northerly direction a distance of 190.00 feet to a point; thence turn an interior angle of 76°29'45" and run to the right in a Southeasterly direction a distance of 327.05 feet to a point; thence turn an interior angle of 106°22'30" and run to the right in a Southerly direction a distance of 12.70 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in an Easterly direction a distance of 10.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southerly direction a distance of 56.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Westerly direction a distance of 7.50 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Southerly direction a distance of 6.00 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in an Easterly direction a distance of 7.50 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southerly direction a distance of 70.00 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in an Easterly direction a distance of 66.00 feet to a point; thence turn an interior angle of 156°43'56" and run to the right in a Southeasterly direction a distance of 104.15 feet to the Point of Beginning.

TOGETHER with rights, title and/or interest in and to those certain ingress and egress easements recorded in Real 140, Page 380, amended in Real 172, Page 787; Real 140, Page 367, amended in Real 172, Page 794; Real 164, Page 422; Real 164, Page 465, and Real 164, Page 433, in the Probate Office of Shelby County, Alabama.

PARCEL FOUR:

A TRACT OF LAND BEING A PART OF LOTS 1 AND 2, ACCORDING TO THE SURVEY OF HEATHERBROOKE OFFICE PARK RESURVEY, AS RECORDED IN MAP BOOK 23, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE S49°49'31"W 447.65' ALONG THE SOUTHEAST LINE OF

SAID SURVEY TO A POINT, THENCE S49°49'31"W 382.12' TO A POINT, THENCE S50°07'48"W 164.51' TO A POINT, THENCE S50°07'48"W 335.00' TO A FOUND IRON PIN, THENCE N52°03'57"W 113.00' TO A POINT, THENCE N10°09'58"E 335.81' TO A POINT ON THE SOUTH RIGHT OF WAY OF HEATHERBROOKE PARKWAY, THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 530.00', AN ARC LENGTH OF 664.43', AND A CHORD BEARING AND DISTANCE OF N65°56'01"E 621.77', THENCE LEAVING SAID SOUTH RIGHT OF WAY N57°43'17"W 60.05' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HEATHERBROOKE PARKWAY, THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 470.00', AN ARC LENGTH OF 492.09', AND A CHORD BEARING AND DISTANCE OF S59°43'30"W 469.92', THENCE N37°15'55"W 205.51' TO A POINT, THENCE N18°28'08"E 284.68' TO A POINT, THENCE S87°52'11"E 136.89' TO A FOUND IRON PIN, THENCE S87°52'11"E 64.25' TO A FOUND IRON PIN, THENCE N00°45'39"E 60.02' TO A FOUND IRON PIN. THENCE S88°05'22"E 270.87' TO A POINT, THENCE N00°47'38"E 190.00' TO A POINT, THENCE S75°35'43"E 325.10' TO A POINT, THENCE S02°04'37"E 12.70' TO A POINT, THENCE N87°55'23"E 10.00' TO A POINT, THENCE S03°57'37"E 56.00' TO A POINT, THENCE S86°02'23"W 7.50' TO A POINT, THENCE S03°57'37"E 6.00' TO A FOUND IRON PIN, THENCE N86°02'23"E 7.50' TO A POINT, THENCE S02°04'37"E 70.00' TO A FOUND IRON PIN, THENCE N87°55'23"E 66.00' TO A POINT, THENCE S68°48'32"E 104.15' TO A FOUND IRON PIN MARKING THE POINT OF BEGINNING.

Together with rights, title and/or interest in and to that certain Roadway, Slope and Signage Easement recorded in Instrument 1996-974, in the Probate Office of Shelby County, Alabama.

Together with rights, title and/or interest in and to that certain Signage Easement recorded in Instrument No. 20040929000539130, in the Probate Office of Shelby County, Alabama.

As to a 92.5% undivided interest as tenant in common:

Being the same property acquired by ARIUM Inverness Owner, LLC, a Delaware limited liability company, in Statutory Warranty Deed from Colonial Realty Limited Partnership, a Delaware limited partnership, dated July 8, 2014, recorded July 24, 2014, in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument No. 20140724000226850.

As to a 7.5% undivided interest as tenant in common:

Being the same property acquired by Post Inverness Owner LLC, a Delaware limited liability company, as to a 7.5% undivided interest as tenant in common in Statutory Warranty Deed from WE Inverness Owner LLC, a Delaware limited liability company formerly named ARIUM Inverness Owner LLC, dated June 18, 2018, recorded June 20, 2018, in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument No. 20180620000220260.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2024 09:57:19 AM
 \$41.00 JOANN
 20241125000364590

Allen S. Bayl

Loan No.: 511501773
 M&O File No.: 8731.001
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