



MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

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12/27/2024 12:32:52 PM
BOND 1/2

BOND FOR RELEASE OF MECHANIC'S LIEN

Bond No. 101354476

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Inverness Office Park AL, LLC
of the County of Palm Beach, State of Florida, as Principal,
and Merchants Bonding Company (Mutual), as Surety, are held and firmly bound
unto Buildpoint LLC, as Obligee,
in the penal sum of Four Hundred And Sixty Thousand Seven Hundred And Eighty Seven Dollars And Twenty Five Cents
\$460,787.25 DOLLARS for the payment of which sum well and truly to be made unto the said
Buildpoint LLC

their heirs, administrators, or assigns, we hereby severally and jointly bind ourselves, our heirs, administrators or assigns,
firmly by these presents.

THE CONDITION of the above obligation is such that,

WHEREAS, Buildpoint LLC
did on the 11th day of June, 2024, file a Mechanic's Lien in the office of the
County Recorder of SHELBY County, ALABAMA,
claiming of Inverness Office Park AL, LLC
a Mechanic's Lien against the following described real estate, situated in SHELBY County,
ALABAMA, to-wit: 40 Inverness Center Parkway, Hoover, Alabama 35242 "Building No. 40"

claiming the sum of Three Hundred Seventy One Thousand Five Hundred Twenty One and 97/100
DOLLARS \$371,521.97 which Mechanic's Lien is recorded in 20240611000173990

NOW THEREFORE, if the said Inverness Office Park AL, LLC
shall pay or cause to be paid to Buildpoint LLC
any sum for which said Buildpoint LLC
may obtain judgment upon his/her Mechanic's Lien, and also pay all costs, that may be adjudged against it in such action, then
this obligation to be void and no effect; otherwise to remain in full force and effect.

WITNESS our hands this 19th day of December, 2024.

Inverness Office Park AL, LLC
(Principal)

By

Merchants Bonding Company (Mutual)
(Surety)

By

Nicholas A Hanley Attorney-in-Fact

MERCHANTS **BONDING COMPANY**TM **POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Nicholas A Hanley

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

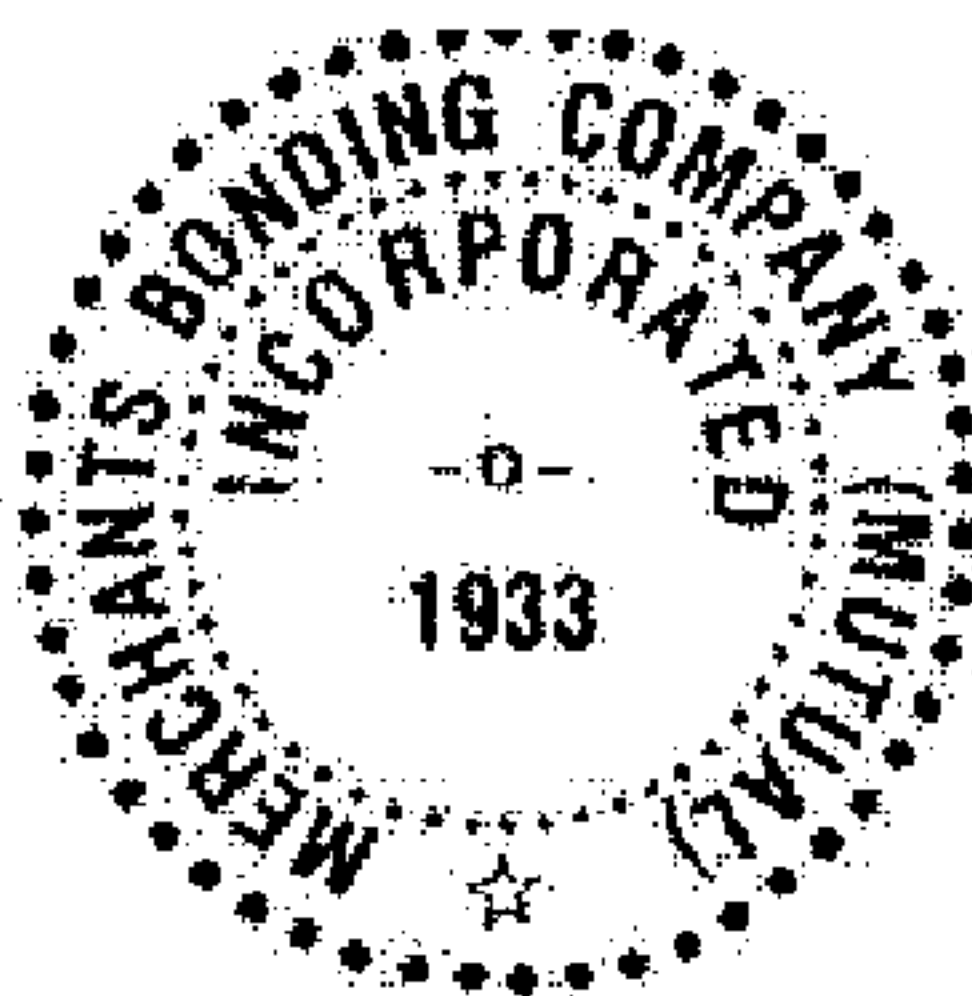
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 19th day of December, 2024.



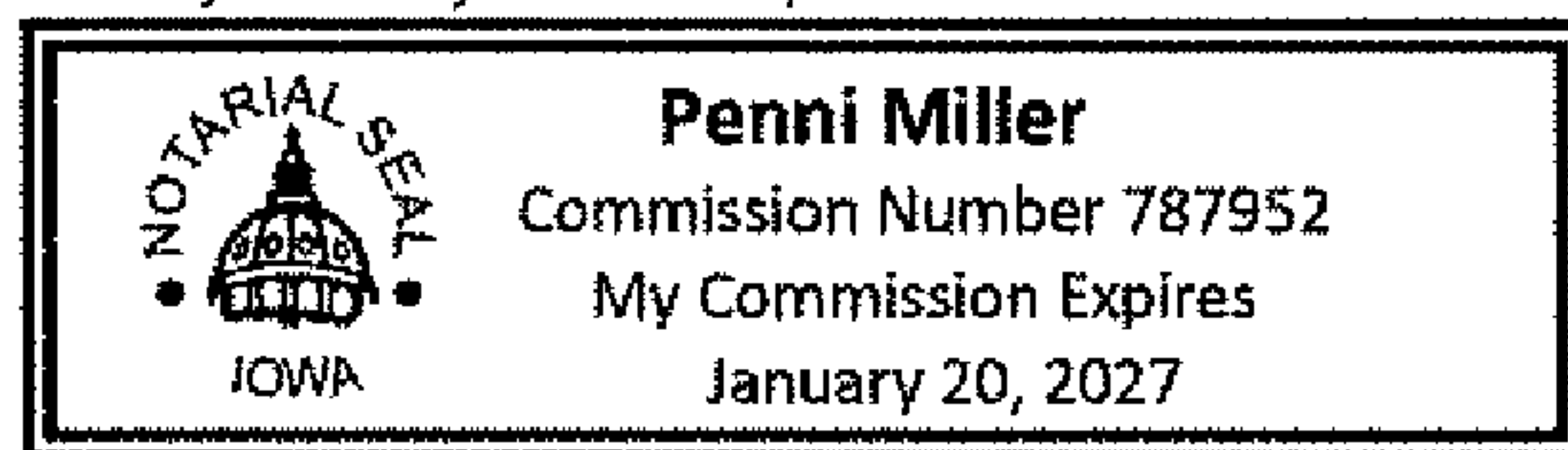
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
 d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
 President

STATE OF IOWA
 COUNTY OF DALLAS ss.

On this 19th day of December, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

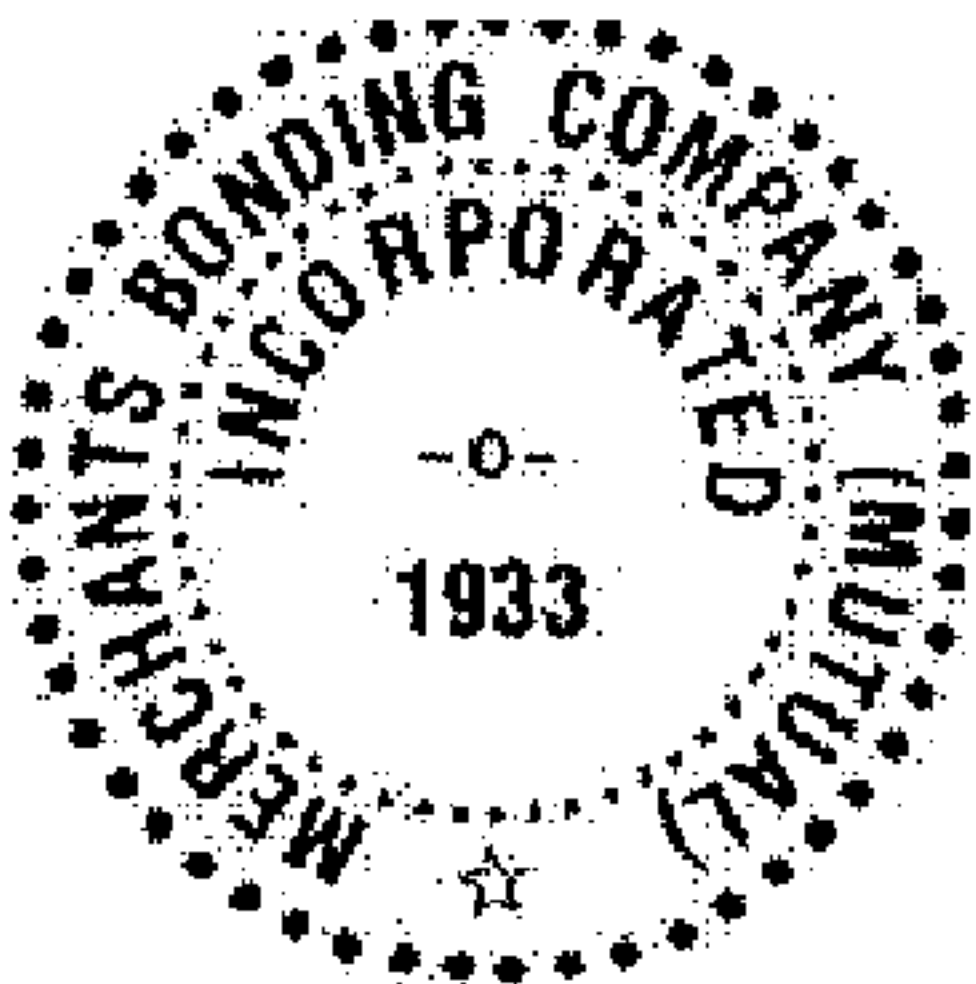


Penni Miller
 Notary Public

(Expiration of notary's commission
 does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 19th day of December, 2024.



Elisabeth Sandersfeld
 Secretary

POA 0018 (6/24)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/27/2024 12:32:52 PM
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