

County Division Code: AL039 Inst. # 2024112959 Pages: 1 of 9 I certify this instrument filed on: 12/5/2024 8:33 AM
Doc: AGREE Judge of Probate Jefferson County, AL Rec: \$40.00
Clerk: JABESS

*This document was prepared by and returned to:
Heather Lucas, Loan Operations
Oakworth Capital Bank
850 Shades Creek Parkway, Ste 110
Birmingham, AL 35209*

AGREEMENT NOT TO ENCUMBER OR TRANSFER REAL PROPERTY

Contract dated: 12/3/2024 Purchase Price: \$1,832,500.00 Draw Requested: \$1,832,500.00
ADDRESS: See attached Exhibit A

KNOW ALL MEN BY THESE PRESENTS:

As an inducement to **Oakworth Capital Bank**, an Alabama state banking corporation (hereinafter called "Bank") to grant credit to **CS Equity Partners, LLC**, (hereinafter called the "Borrower") and **CS Equity Partners II, LLC**, (Owner/Mortgagor) under Promissory Note(s) (hereinafter called the "Note(s)") payable to Bank; and in consideration thereof, the undersigned Borrower hereby AGREES that until said Note and any extension or renewal thereof shall have been paid in full, THAT:

- a) Owner/Mortgagor will pay all taxes, assessments, dues and charges of every kind imposed or levied, or which may be imposed or levied, upon their real property prior to the time when any of such taxes, assessments, dues or charges shall become delinquent; and
- b) Owner/Mortgagor will maintain and pay for insurance, all-risks coverages, in such amounts and for such coverages as Bank may require, with Bank names as additional loss payee, and Borrower will maintain and pay for liability insurance, with Bank names as additional insured;
- c) Owner/Mortgagor will not, without the consent in writing of Bank first obtained,
 1. Create or permit and lien, any mortgage, or other encumbrance (other than presently existing liens)
 2. Transfer, sell, hypothecate, mortgage, assign, or in any manner whatever dispose or grant a mortgage or security interest of or to the following described real property, situated in the County of Jefferson, State of Alabama, to wit:

SEE EXHIBIT A

It is further AGREED and understood that if default be made in any of the terms hereof, or of any instrument executed by Borrower in connection herewith, or in the payment of any indebtedness or obligation of Borrower, now of hereafter owing to Bank, the Bank may, at its election, in addition to all other remedies and rights which it may have by law, declare the entire remaining unpaid principal and interest of any such obligations or indebtedness then remaining unpaid to the Bank, immediately due and payable.

It is further AGREED and understood that the Bank, in its discretion, is hereby authorized and permitted by Borrower to cause this instrument to be recorded at such time and in such places as Bank may, in its discretion, elect.

See next page for signatures

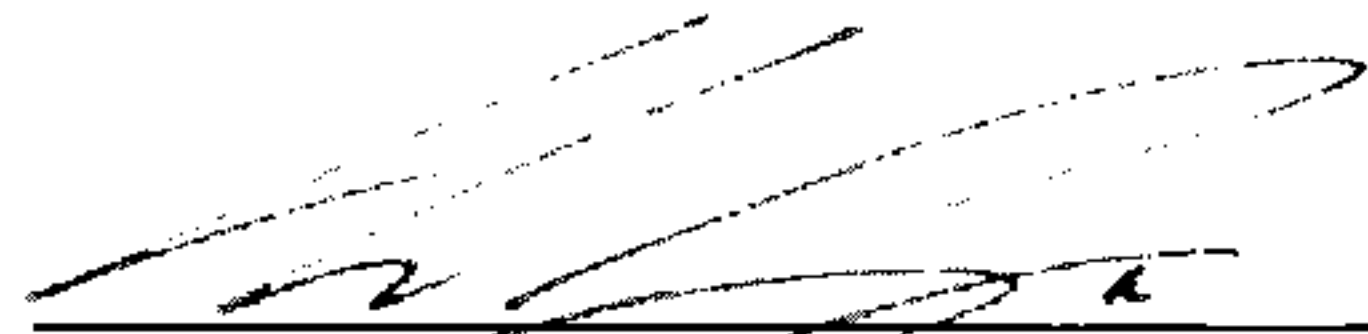
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IN WITNESS WHEREOF, the undersigned has set its hand and seal the 3rd day of December, 2024.

BORROWER

CS Equity Partners, LLC

By: Crown Acquisition, LLC, Member



By: Lewis W Cummings III


Its: Managing Member

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said County and State, hereby certify that Lewis W Cummings III, Managing Member of Crown Acquisition, LLC, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily.

Given under by hand and seal this 3 day of December, 2024.

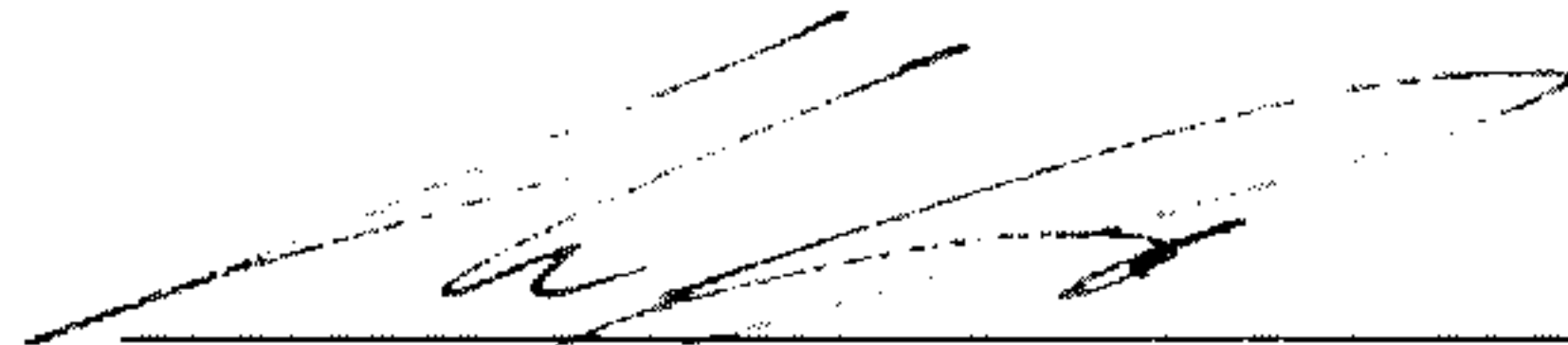

NOTARY PUBLIC
My Commission Expires 9/2/26
(NOTARIAL SEAL)

OWNER/MORTGAGOR

CS Equity Partners II, LLC

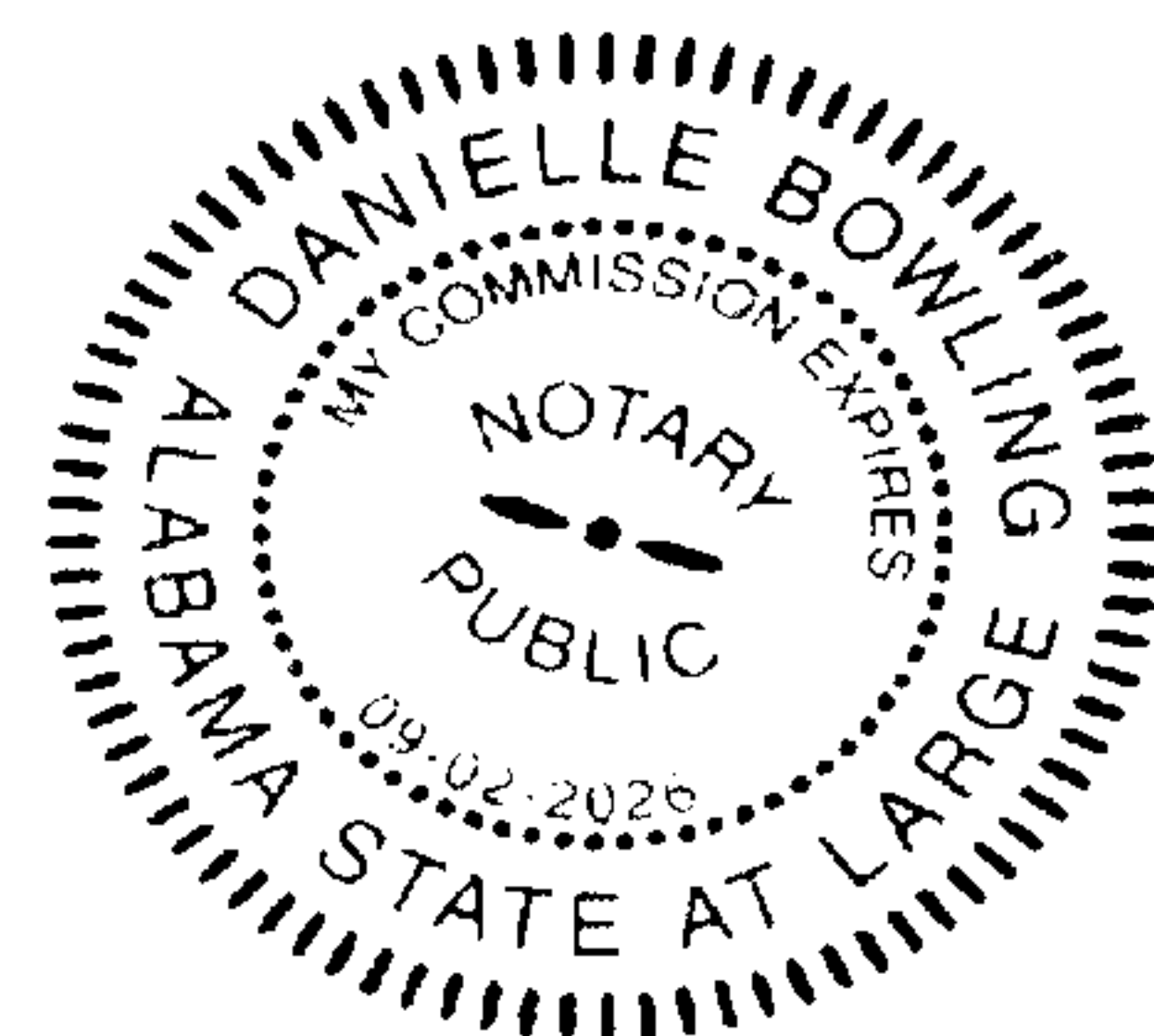
By: CS Equity Partners, LLC, Member

By: Crown Acquisition, LLC, Member



By: Lewis W Cummings III

Its: Managing Member

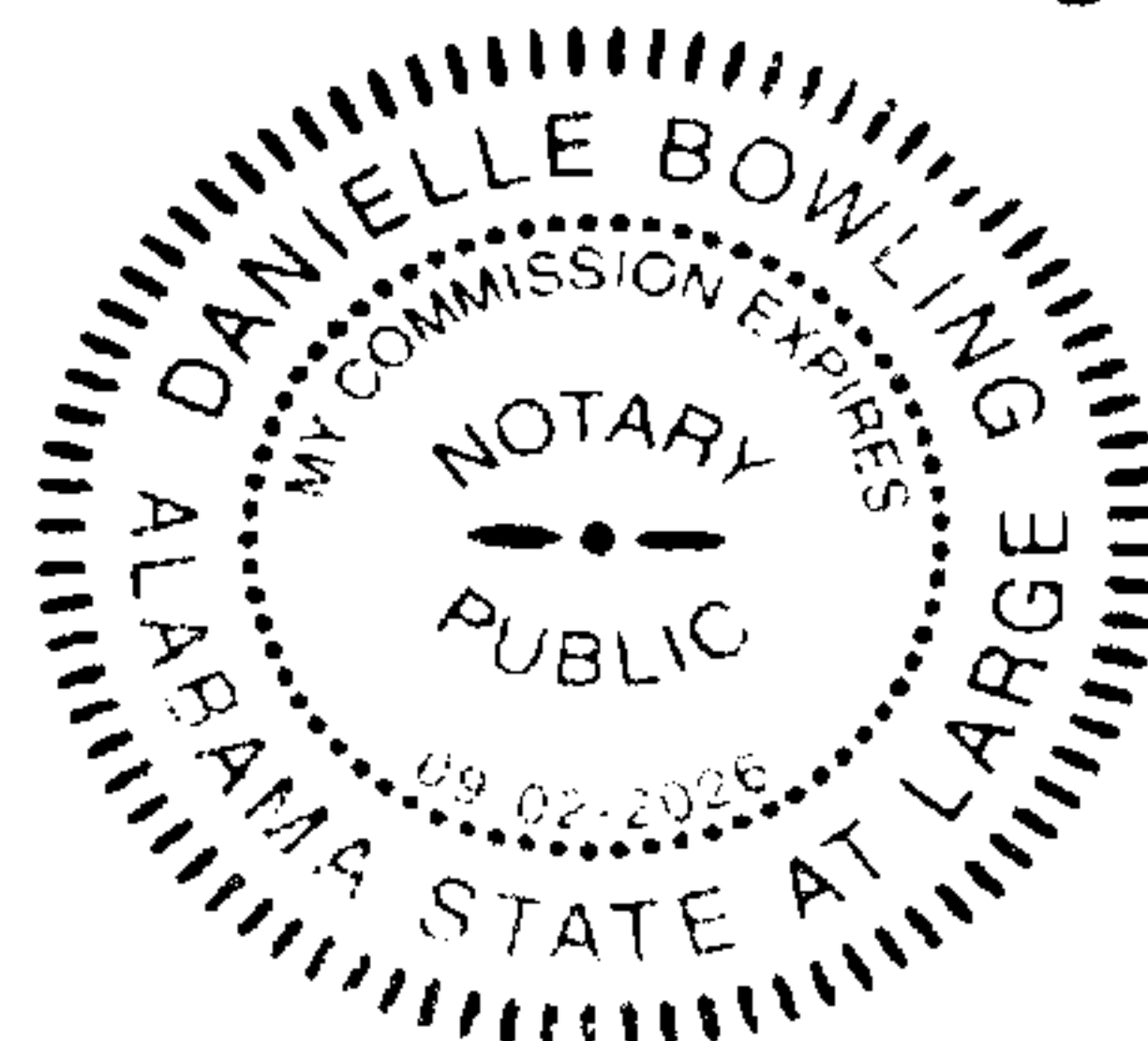



STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said County and State, hereby certify that Lewis W Cummings III, Managing Member of Crown Acquisition, LLC, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily.

Given under by hand and seal this 3 day of December, 2024.




NOTARY PUBLIC
My Commission Expires 9/2/26
(NOTARIAL SEAL)

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Exhibit A:

Address: 1400 Pine Tree Drive, Birmingham, AL 35235-2801

County: Jefferson

Parcel Identification Number: 12 00 29 1 009 019.000

Client Code: OMEGA-CSEP-01

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 1, BLOCK E, ACCORDING TO THE MAP AND SURVEY OF SPRING LAKE MANOR, AS RECORDED IN MAP BOOK 36, PAGE 89 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 1700 Serene Circle, Birmingham, AL 35215-5817

County: Jefferson

Parcel Identification Number: 12 00 20 2 010 010.000

Client Code: OMEGA-CSEP-02

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 1, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF SERENE VALLEY, AS RECORDED IN MAP BOOK 83, PAGE 15 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 2430 Zinnia Drive, Bessemer, AL 35023-3018

County: Jefferson

Parcel Identification Number: 30 00 32 4 001 007.000

Client Code: OMEGA-CSEP-03

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 56, BLOCK 5, PINEVIEW GARDENS, FIRST PHASE, THIRD SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 95, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WESTERNMOST CORNER OF LOT 56, BLOCK 5, AND RUN THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE FOR 34.45 FEET; THENCE TURN 92 DEG. 19 MIN. 23 SEC. RIGHT AND RUN SOUTHEASTERLY FOR 80.06

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FEET; THENCE TURN RIGHT 87 DEG. 40 MIN. 37 SEC. AND RUN SOUTHWESTERLY AND ALONG THE EASTERLY LINE OF SAID LOT 56, BLOCK 5, FOR 41.98 FEET TO THE SOUTHWESTERLY BOUNDARY OF LOT 56, BLOCK 5, FOR 80.72 FEET TO THE POINT OF BEGINNING.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 3019 Dogwood Lane, Fultondale, AL 35068-1400

County: Jefferson

Parcel Identification Number: 14 00 35 2 008 047.000

Client Code: OMEGA-CSEP-04

SITUATED IN JEFFERSON COUNTY, STATE OF ALABAMA:

LOT 32, ACCORDING TO THE SURVEY OF FULTONWOOD FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 113, PAGE 29, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 326 35th Ave NE, Center Point, AL 35215-1406

County: Jefferson

Parcel Identification Number: 12 00 06 4 006 015.000

Client Code: OMEGA-CSEP-05

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 7, BLOCK 2 ACCORDING TO THE SURVEY OF CENTER POINT PARKWAY ESTATE, 1ST ADDITION, AS RECORDED IN MAP BOOK 85, PAGE 19 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 3791 Hilltop Rd SE, Bessemer, AL 35022-5075

County: Jefferson

Parcel Identification Number: 38 00 26 4 001 013.000

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Client Code: OMEGA-CSEP-06

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 3, BLOCK 5, ACCORDING TO THE SURVEY OF FOX HOLLIES, FOURTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 65 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 413 Wedgeworth Road, Birmingham, AL 35215-5925

County: Jefferson

Parcel Identification Number: 13 00 25 1 012 005.000

Client Code: OMEGA-CSEP-07

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 13, BLOCK 2, ACCORDING TO THE SURVEY OF ROEBUCK LAWN ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 51, PAGE 70, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 425 Bellehurst Drive, Birmingham, AL 35215-8438

County: Jefferson

Parcel Identification Number: 13 00 26 2 002 015.000

Client Code: OMEGA-CSEP-08

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 15, BLOCK 1, ACCORDING TO THE SURVEY OF FIRST SECTOR, VALLEY CREST ESTATES AS RECORDED IN MAP BOOK 125, PAGE 9 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 504 Roselle Lane, Irondale, AL 35210-2715

County: Jefferson

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Parcel Identification Number: 23 00 25 2 009 033.000

Client Code: OMEGA-CSEP-09

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 16-A, BLOCK 22, ACCORDING TO THE SURVEY OF LEEWOOD MANOR, AS RECORDED IN MAP BOOK 84, PAGE 23, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 517 Zinnia Lane, Birmingham, AL 35215-7227

County: Jefferson

Parcel Identification Number: 13 00 25 4 006 015.000

Client Code: OMEGA-CSEP-10

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 10, BLOCK 10 ACCORDING TO THE MAP AND SURVEY OF ROEBUCK GARDENS ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 44, PAGE 33 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 5198 Falling Creek Lane, Birmingham, AL 35235-8651

County: Jefferson

Parcel Identification Number: 12 00 10 4 000 103.000

Client Code: OMEGA-CSEP-11

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 89, ACCORDING TO THE AS BUILT RECORD MAP OF LOTS 87-94 GRAYSON VALLEY TOWNHOMES NORTH SECTOR FIRST ADDITION, AS RECORDED IN MAP BOOK 217, PAGE 89, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 5209 Goldmar Drive, Irondale, AL 35210-2809

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County: Jefferson

Parcel Identification Number: 23 00 25 3 001 004.000

Client Code: OMEGA-CSEP-12

LOT 3, BLOCK 25, ACCORDING TO THE SURVEY OF CRESTLINE'S HOLIDAY GARDENS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 49, PAGE 56 A THRU C, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 5460 Nottingham Drive, Birmingham, AL 35235-3331

County: Jefferson

Parcel Identification Number: 12 00 15 2 000 169.000

Client Code: OMEGA-CSEP-13

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 14-A ACCORDING TO THE RESURVEY OF LOTS 12 THROUGH 17, GRAYSON VALLEY TOWNHOUSES, FIFTH ADDITION, AS RECORDED IN MAP BOOK 155, PAGE 83 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 5563 Cheryl Drive, Pinson, AL 35126-4459

County: Jefferson

Parcel Identification Number: 09 00 34 2 000 167.000

Client Code: OMEGA-CSEP-14

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 18, ACCORDING TO THE AMENDED MAP OF COSBY HILLS, FIRST ADDITION, AS RECORDED IN MAP BOOK 120, PAGE 19 A AND B, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 5705 Willow Drive, Gardendale, AL 35071

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County: Jefferson

Parcel Identification Number: 13 00 08 0 000 005.000

Client Code: OMEGA-CSEP-15

LOT 123, ACCORDING TO THE MAP OF NEW CASTLE NO. 2, AS RECORDED IN MAP BOOK 33, PAGE 100, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK 201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 7373 Franklin Drive, Bessemer, AL 35023-5557

County: Jefferson

Parcel Identification Number: 31 00 08 4 005 006.000

Client Code: OMEGA-CSEP-16

SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA:

LOT 14 AND THE WEST 1/2 OF LOT 15, BLOCK 2 ACCORDING TO THE SURVEY OF HOMESTEAD SAVINGS AND BOND MORTGAGE COMPANY'S FIRST ADDITION TO CONCORD, AS RECORDED IN MAP BOOK 8, PAGE 54 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20150109000026090 BOOK LR201510 PAGE 5488 OF THE JEFFERSON COUNTY, ALABAMA RECORDS.

Address: 108 Willow Point Lane, Alabaster, AL 35007-9008

County: Shelby

Parcel Identification Number: 13 7 26 4 002 003.000

Client Code: OMEGA-CSEP-20

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 3, ACCORDING TO THE SURVEY OF WILLOW POINT, PHASE 1 AS RECORDED IN MAP BOOK 21, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 180 Brookhollow Drive, Pelham, AL 35124-1896

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County: Shelby

Parcel Identification Number: 13 6 13 1 001 006.050

Client Code: OMEGA-CSEP-21

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 26, BROOKHOLLOW, SECOND SECTOR AS RECORDED IN MAP BOOK 17, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 1919 Chandalar Court, Pelham, AL 35124-1338

County: Shelby

Parcel Identification Number: 13 1 01 4 401 010.000

Client Code: OMEGA-CSEP-22

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

UNIT B, BUILDING 4, LOT 3, OF CHANDALAR SOUTH TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGE 6, AND REVISED AND RECORDED IN MAP BOOK 7, PAGE 166, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST WESTERLY CORNER OF LOT 3; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWEST LINE OF LOT 3 A DISTANCE OF 83.95 FEET; THENCE 90 DEGREES LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING FURTHER IDENTIFIED AS BEING THE POINT OF INTERSECTION OF THE CENTERLINE OF THE WOOD FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D", AND THE CENTER LINE OF THE WOOD FENCE COMMON TO UNITS "C" AND "D", THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID FENCE, PARTY WALL AND FENCE A DISTANCE OF 68.00 FEET TO INTERSECTION OF THE CENTERLINE OF THE FENCE ENCLOSING THE BACKS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN A SOUTHEASTERLY DIRECTION ALONG CENTER LINE OF LAST DESCRIBED FENCE A DISTANCE OF 24.07 FEET TO INTERSECTION OF THE CENTER LINE OF THE WOOD FENCE JOINING THE SOUTHEAST SIDE OF UNIT "D"; THENCE RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID FENCE, WALL AND FENCE BEING THE SOUTHEAST SIDE OF UNIT "D" A DISTANCE OF 68 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF LAST DESCRIBED FENCE A DISTANCE OF 24.08 FEET TO A POINT OF BEGINNING.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.



Filed and Recorded

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2025 02:59:54 PM
\$46.00 BRITTANI
20250103000004360

Allen S. Bevil