

Prepared by, and after recording, return to:

Nora G. Nickel, Esquire
Troutman Pepper Locke LLP
Post Office Box 1122
Richmond, Virginia 23218-1122

Inverness Cliffs Apartments

ASSIGNMENT OF SECURITY INSTRUMENT

FOR VALUABLE CONSIDERATION, **LUMENT REAL ESTATE CAPITAL, LLC**, a Delaware limited liability company ("**Assignor**"), having its principal place of business at 2001 Ross Avenue, Suite 1900, Dallas, Texas 75201, hereby assigns, grants, sells, and transfers to **FANNIE MAE**, the corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq. and duly organized and existing under the laws of the United States ("**Assignee**"), whose address is c/o Lument Real Estate Capital, LLC, 2001 Ross Avenue, Suite 1900, Dallas, Texas 75201, and Assignee's successors, transferees and assigns forever, all of the right, title, and interest of Assignor in and to the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 30, 2025, entered into by **SRC INVERNESS CLIFFS, LLC**, an Alabama limited liability company ("**Borrower**") for the benefit of Assignor, securing an indebtedness of Borrower to Assignor in the principal amount of \$46,670,000.00 recorded in the land records of Shelby County, Alabama, prior to this Assignment (the "**Instrument**"), which indebtedness is secured by the property described in Exhibit A attached to this Assignment and incorporated into it by this reference.

Together with the Note or other obligation described in the Instrument and all obligations secured by the Instrument now or in the future.

IN WITNESS WHEREOF, Assignor has executed this Assignment on March 20, 2025, to be effective as of the effective date of the Instrument.

[END OF PAGE – SIGNATURE TO FOLLOW]

ASSIGNOR:

LUMENT REAL ESTATE CAPITAL, LLC, a
Delaware limited liability company

By: 

Name: POLINA TSALIEV

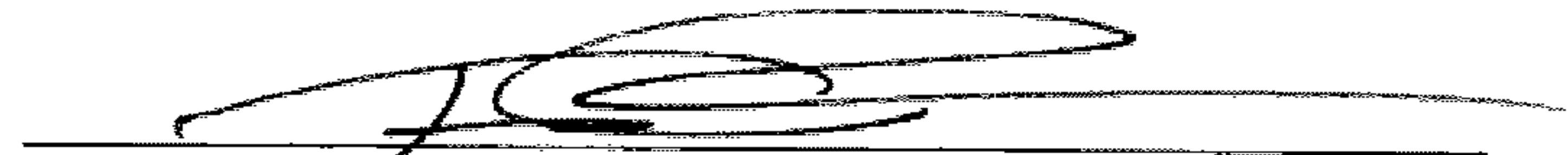
Title: DIRECTOR

STATE OF New York, New York County ss:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Polina Tsaliev, whose name as Director of Lument Real Estate Capital, LLC, a Delaware 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 said instrument, she as such Director and with full authority, executed the same voluntarily for and as the act of said Lument Real Estate Capital, LLC.

Given under my hand this the 20 day of MARCH, 2025.

(SEAL)


Notary Public

My commission expires: _____

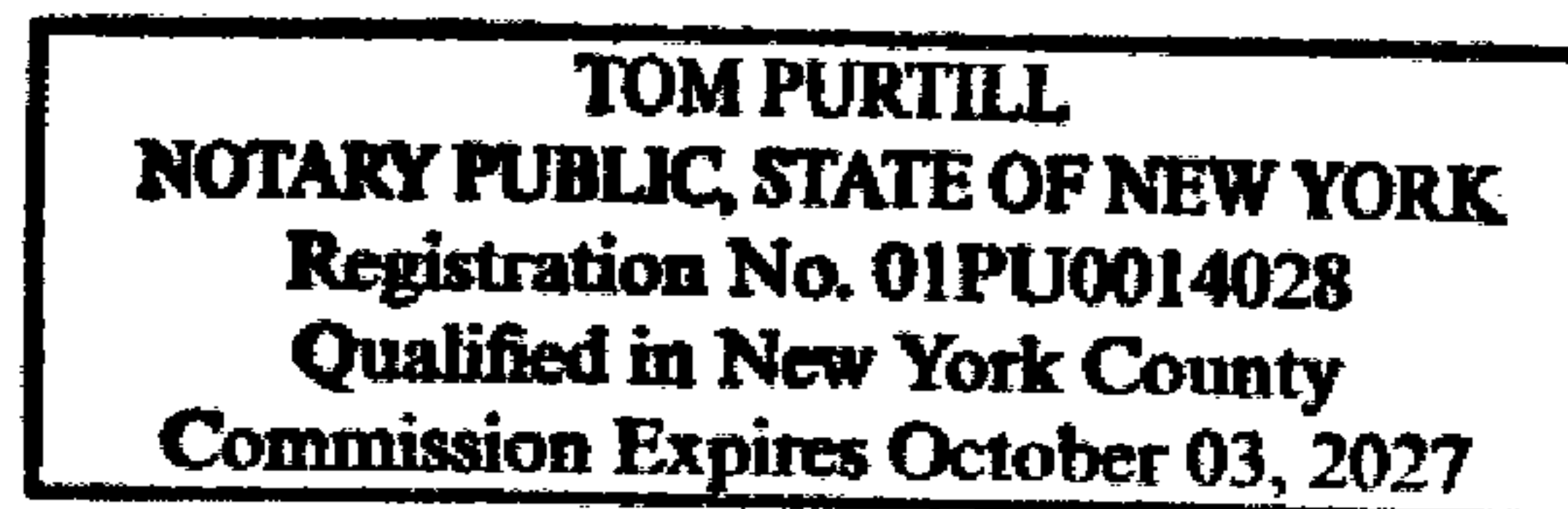


EXHIBIT A**DESCRIPTION OF THE PROPERTY**

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

Part of the Southwest quarter and the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 1 and run South 00° 00' 00" East along the East line of same 468.32 feet to a point on the Northwesterly line of Lot 100, Meadow Brook Highlands, as recorded in Map Book 14, Page 21 in the Probate Office of Shelby County, Alabama; thence run South 37° 57' 16" West along said Northwesterly line of Meadow Brook Highlands 1046.79 feet to a point on the Northerly line of Lot 93B, of the Amended Map of Resurvey of Lots 93 and 93 A, Meadow Brook, 18th Sector, Phase I and Acreage, as recorded in Map Book 14, Page 48 in the Probate Office of Shelby County, Alabama; thence run North 87° 47' 51" West along said North line of Lot 93B and Meadow Brook, 18th Sector, Phase 1, as recorded in Map Book 10, Page 26 in the Probate Office of Shelby County, Alabama 426.59 feet to the common corner of Lots 90 and 91 of said subdivision; thence run South 46° 07' 59" West along the Northwesterly line of said subdivision 355.22 feet to an angle point of Lot 88; thence run South 00° 01' 07" East along the Westerly line of said Lot 88 a distance of 198.72 feet to the Northeasterly corner of an acreage tract owned by the State of Alabama, recorded in Instrument Number 20000000184500000 in the Probate Office of Shelby County, Alabama; thence run South 42° 19' 38" West along the Northwesterly line of said acreage tract 566.22 feet to an angle point of same; thence run North 46° 28' 51" West along the Northerly line of said tract 120.00 feet to an angle point of Lot 41, of Barkley Square Subdivision, as recorded in Map Book 27, Page 32 in the Probate Office of Shelby County, Alabama; thence the following courses along the Northeasterly line of said subdivision, North 40° 41' 28" West 94.56 feet; thence North 55° 09' 22" West, 312.38 feet; thence North 33° 22' 30" West, 269.22 feet to an angle point of Lot 62 of said subdivision; thence North 55° 10' 35" West along the Northeasterly line of Lot 62 and the extension thereof 96.44 feet to a point on the Southeasterly right of way of Valley Dale Road (Shelby County Highway No. 17); thence North 38° 13' 02" East along said right of way 52.94 feet to the Point of Curve of a curve to the right, having a radius of 2099.63 feet and a central angle of 11° 53' 29"; thence run North 44° 09' 46" East along the chord of said curve 434.98 feet to the Point of Tangent; thence run North 50° 06' 31" East along said right of way 97.64 feet to a Point on a curve to the left having a radius of 2904.82 feet and a central angle of 14° 09' 08"; thence run North 43° 01' 57" East along the chord of said curve 715.67 feet to the Point of Tangent; thence run North 35° 57' 23" East continuing along said right of way 1323.09 feet to the Southwesterly corner of the Inverness Elementary School property; thence run South 54° 02' 37" East along the

Southwesterly line of said school property 700.42 feet to the Southeasterly corner of same; thence North $26^{\circ} 51' 37''$ East along the Southeasterly line of said school property 101.23 feet to the Southwesterly corner of Parcel 2 of a survey by Rowland Jackins, dated September 26, 2003; thence run South $54^{\circ} 34' 09''$ East along the Southwesterly line of said Parcel 2 a distance of 290.02 feet to a point on the South line of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West; thence run North $87^{\circ} 53' 30''$ West along said South line of quarter-quarter section 185.40 feet to the Point of Beginning.

Less and except:

Commencing at the NW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 19.South, Range 2 West, run thence S $88^{\circ}24'18''$ E a distance of 307.50 feet, more or less, run thence S $01^{\circ}35'42''$ W a distance of 297.22 feet, more or less, to a point on the south right of way of Valleydale Road and the grantor's property line, also being the Point of Beginning; run thence N $36^{\circ}55'35''$ E a distance of 52.62 feet, more or less, run thence along an arc 436.05 feet, more or less, to the right having a radius of 2099.63 feet, the chord of which is N $43^{\circ}25'28''$ E for a distance of 435.27 feet, more or less, run thence N $49^{\circ}22'26''$ E a distance of 97.64 feet, more or less, run thence along an arc 731.36 feet, more or less, to the left, having a radius of 2904.82 feet, the chord of which is N $42^{\circ}09'40''$ E for a distance of 729.43 feet, more or less, run thence N $35^{\circ}20'16''$ E a distance of 106.67 feet, more or less, run thence N $35^{\circ}09'03''$ E a distance of 1199.92 feet, more or less, run thence S $54^{\circ}44'16''$ E a distance of 32.22 feet, more or less, run thence S $35^{\circ}07'20''$ W a distance of 118.35 feet, more or less, run thence S $57^{\circ}35'52''$ W a distance of 53.85 feet, more or less, run thence S $35^{\circ}47'46''$ W a distance of 157.00 feet, more or less, run thence along an arc 117.53 feet, more or less, to the left, having a radius of 11409.00 feet, the chord of which is S $35^{\circ}30'05''$ W for a distance of 117.53 feet, more or less, run thence S $15^{\circ}11'14''$ W a distance of 52.90 feet, more or less, run thence S $54^{\circ}43'04''$ W a distance of 53.04 feet, more or less, run thence S $34^{\circ}51'51''$ W a distance of 410.00 feet, more or less, run thence S $53^{\circ}18'00''$ W a distance of 15.81 feet, more or less, run thence S $34^{\circ}51'51''$ W a distance of 270.00 feet, more or less, run thence S $08^{\circ}17'20''$ W a distance of 11.18 feet, more or less, run thence S $34^{\circ}51'51''$ W a distance of 172.49 feet, more or less, run thence along an arc 128.71 feet, more or less, to the right, having a radius of 2550.00 feet, the chord of which is S $36^{\circ}18'37''$ W for a distance of 128.70 feet, more or less, run thence S $31^{\circ}48'12''$ W a distance of 44.51 feet, more or less, run thence along an arc 386.10 feet, more or less, to the right, having a radius of 2555.00 feet, the chord of which is S $43^{\circ}04'41''$ W for a distance of 385.73 feet, more or less, run thence S $13^{\circ}47'26''$ W a distance of 90.31 feet, more or less, run thence S $44^{\circ}00'19''$ W a distance of 252.76 feet, more or less, run thence S $83^{\circ}55'52''$ W a distance of 106.07 feet, more or less, run thence along an arc 209.09 feet, more or less, to the left, having a radius of 1945.00 feet, the chord of which is S $41^{\circ}48'57''$ W for a distance of 208.99 feet, more or less, run thence S $55^{\circ}36'06''$ W a distance of 23.67 feet, more or less, run thence N $53^{\circ}20'48''$ W a distance of 20.02 feet, more or less, to the Point of Beginning.

Being also described as:

A parcel of land situated in the Southwest one-quarter, the Southeast one-quarter of the Northwest one-quarter, and the Southwest one-quarter of the Northeast one-quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at a found 3 inch capped pipe marking the Northwest corner of the Southeast one-quarter of said Section 1, Township 19 South, Range 2 West; thence run South 00 degrees 43 minutes 19 seconds East along the West line of said quarter section for a distance of 468.27 feet to a found capped rebar lying on said West line and the Northwest line of Lot 100 according to Meadow Brook Highlands as recorded in Map Book 14, Page 21 in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said West line, run South 37 degrees 05 minutes 18 seconds West along the Northwest line of said Meadow Brook Highlands for a distance of 1046.79 feet to a set 5/8 inch capped rebar stamped CA-560LS marking a corner of Lot 93B according to the Amended Map of Resurvey of Lots 93 & 93A Meadow Brook 18th/ Sector, Phase 1 and Acreage as recorded in Map Book 14 Page 48 in the Office of the Judge of Probate, Shelby County, Alabama and lying on the South line of the Northeast one-quarter of the Southwest one-quarter of said Section 1; thence run North 88 degrees 39 minutes 02 seconds West along the North line of said Lot 93B the North lines of Lots 91 and 92 according to Meadow Brook 18th/ Sector - Phase 1 as recorded in Map Book 10 Page 26 in the Office of the Judge of Probate, Shelby County, Alabama and the South line of said quarter-quarter section for a distance of 426.59 feet to a found 1 inch crimped pipe marking the Northernmost corner of Lot 90 according to Meadow Brook 18th/ Sector - Phase 1; thence leaving the South line of said quarter-quarter section run South 45 degrees 36 minutes 30 seconds West along the Northwest lines of Lots 88, 89, and 90 according to Meadow Brook 18th/ Sector - Phase 1 for a distance of 355.25 feet to a found 1 inch crimped pipe marking the Northwest corner of said Lot 88 and lying on the East line of the Southwest one-quarter of the Southwest one-quarter of said Section 1; thence run South 00 degrees 35 minutes 45 seconds East along the West line of said Lot 88 and the East line of said quarter-quarter section for a distance of 198.89 feet to a found capped rebar stamped PARAGON lying on said West line of Lot 88 and the East line of said quarter-quarter section; thence leaving said Lot 88 and the East line of said quarter-quarter section run South 41 degrees 47 minutes 23 seconds West for a distance of 566.31 feet to a found capped rebar stamped PARAGON; thence run North 47 degrees 00 minutes 36 seconds West for a distance of 120.14 feet to a found capped rebar stamped MM marking the Northeast corner of Lot 41 according to Barkley Square as recorded in Map Book 27 Page 32 in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 41 degrees 13 minutes 59 seconds West along the Northeast line of said Lot 41 for a distance of 94.65 feet to a found capped rebar stamped MM marking a corner on said Northeast line; thence run North 55 degrees 31 minutes 30 seconds West along the Northeast lines of Lots 41, 42 and 61 for a distance of 312.38 feet to a set 5/8 inch capped rebar stamped CA-560LS marking a corner on the Northeast line of said Lot 61; thence run North 34 degrees 05 minutes 03 seconds West along the Northeast lines of Lots 61 and 62 for a distance of 269.22 feet to a found capped rebar stamped RSE marking a corner on the Northeast line of said Lot 62; thence run North 57 degrees 24 minutes 03 seconds West

along the Northeast line of said Lot 62 for a distance of 75.48 feet to a found capped rebar stamped MM marking the Northernmost corner of said Lot 62 and lying on the Southeast right-of-way of Valleydale Road; thence leaving said Lot 62, run North 55 degrees 39 minutes 31 seconds East along said right-of-way for a distance of 23.29 feet to a found capped rebar stamped MM lying on said right-of-way and marking the beginning of a curve to the right having a radius of 1945.00 feet, a delta angle of 06 degrees 09 minutes 24 seconds, a chord bearing of North 41 degrees 52 minutes 43 seconds East and a chord length of 208.90 feet; thence run along said right-of-way and the arc of said curve for a distance of 209.00 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 83 degrees 56 minutes 57 seconds East along said right-of-way for a distance of 106.02 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 44 degrees 04 minutes 30 seconds East along said right-of-way for a distance of 252.85 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 13 degrees 46 minutes 08 seconds East along said right-of-way for a distance of 90.27 feet to a found capped rebar stamped MM lying on said right-of-way and being the beginning of a curve to the left having a radius of 2555.00 feet, a delta angle of 08 degrees 39 minutes 37 seconds, a chord bearing of North 43 degrees 08 minutes 31 seconds East and a chord length of 385.82 feet; thence run along said right-of-way and the arc of said curve for a distance of 386.18 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 31 degrees 50 minutes 21 seconds East along said right-of-way for a distance of 44.46 feet to a found capped rebar stamped MM lying on said right-of-way and marking the beginning of a curve to the left having a radius of 2550.00 feet, a delta angle of 02 degrees 53 minutes 29 seconds, a chord bearing of North 36 degrees 16 minutes 46 seconds East and a chord length of 128.67 feet; thence run along said right-of-way and the arc of said curve for a distance of 128.68 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 34 degrees 44 minutes 56 seconds East along said right-of-way for a distance of 172.32 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 08 degrees 10 minutes 25 seconds East along said right-of-way for a distance of 11.18 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on said right-of-way; thence run North 35 degrees 00 minutes 37 seconds East along said right-of-way for a distance of 270.24 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on said right-of-way; thence run North 53 degrees 20 minutes 32 seconds East along said right-of-way for a distance of 15.81 feet to a found 5/8 inch capped rebar stamped MM lying on said right-of-way; thence run North 34 degrees 54 minutes 40 seconds East along said right-of-way for a distance of 410.01 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on said right-of-way; thence run North 54 degrees 43 minutes 16 seconds East along said right-of-way for a distance of 53.04 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 15 degrees 15 minutes 23 seconds East along said right-of-way for a distance of 52.96 feet to a found capped rebar stamped MM lying on said right-of-way and marking the beginning of a curve to the right having a radius of 11409.00 feet, a delta angle of 00 degrees 35 minutes 24 seconds, a chord bearing of North 35 degrees 32 minutes 08 seconds East and a chord length of 117.46 feet; thence run along said right-of-way and the arc of said curve for a distance of 117.46 feet to a found capped

rebar stamped MM lying on said right-of-way; thence run North 35 degrees 51 minutes 57 seconds East along said right-of-way for a distance of 157.04 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 57 degrees 32 minutes 04 seconds East along said right-of-way for a distance of 53.84 feet to a found capped rebar stamped MM lying on said right-of-way; thence run North 35 degrees 06 minutes 54 seconds East along said right-of-way for a distance of 121.01 feet to a found concrete monument (disturbed) lying on said right-of-way; thence leaving said right-of-way run South 54 degrees 47 minutes 24 seconds East for a distance of 668.23 feet to a found 1 inch crimped pipe; thence run North 26 degrees 08 minutes 18 seconds East for a distance of 101.31 feet to a found capped rebar marking the Southwest corner of Lot CA1 according to Inverness Highlands as recorded in Map Book 34, Page 45 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 55 degrees 17 minutes 26 seconds East along the Southwest line of said Lot CA1 for a distance of 289.87 feet to a found capped rebar stamped H&M marking the Southernmost corner of said Lot CA1 and lying on the North line of said Southeast one-quarter; thence run North 88 degrees 38 minutes 26 seconds West along said North line for a distance of 185.32 feet to the POINT OF BEGINNING. Said parcel contains 2, 481,878 sq. feet or 56.98 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/01/2025 08:12:48 AM
 \$40.00 PAYGE
 20250501000129390

Allen S. Bayl