

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation, BARCLAYS
CAPITAL REAL ESTATE INC., a Delaware corporation and BANK OF MONTREAL
(Assignor)

to

COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, FOR
THE BENEFIT OF THE HOLDERS OF BX TRUST 2025-TAIL COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2025-TAIL AND THE RR
INTEREST OWNERS
(Assignee)

Effective as of June 5, 2025

Property Address(es): 1920-1950 Highway 31 South, Pelham, AL 35124
County of Shelby
State of Alabama

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

Effective as of the 5th day of June, 2025, GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation, having an address at 1 Columbus Circle, New York, NY 10019, BARCLAYS CAPITAL REAL ESTATE INC., a Delaware corporation, having an address at 745 Seventh Avenue, New York, NY 10019 and BANK OF MONTREAL, having an address at c/o BMO Capital Markets Corp., 151 West 42nd Street, New York, NY 10036 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF BX TRUST 2025-TAIL COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2025-TAIL AND THE RR INTEREST OWNERS, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by NEW MARKET-SOUTHGATE LLC, a Delaware limited liability company to Assignor, dated as of May 30, 2025 and recorded on June 5, 2025, as Instrument Number 20250605000173290 in the Recorder's Office of Shelby County, Alabama (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$640,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.


This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

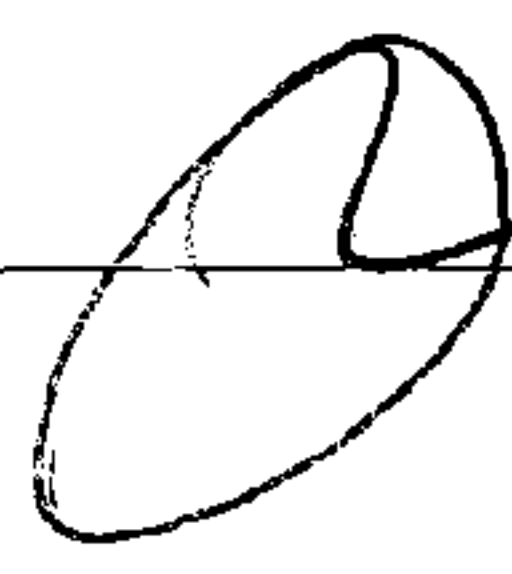
[SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 3rd
day of June, 2025, to be effective as of the date first written above.

ASSIGNOR:

**GERMAN AMERICAN CAPITAL
CORPORATION, a Maryland corporation**

By: 
Name: MATT SMITH
Title: DIRECTOR

By: 
Name: R. Chris Jones
Title: Managing Director

STATE OF NEW YORK

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COUNTY OF NEW YORK

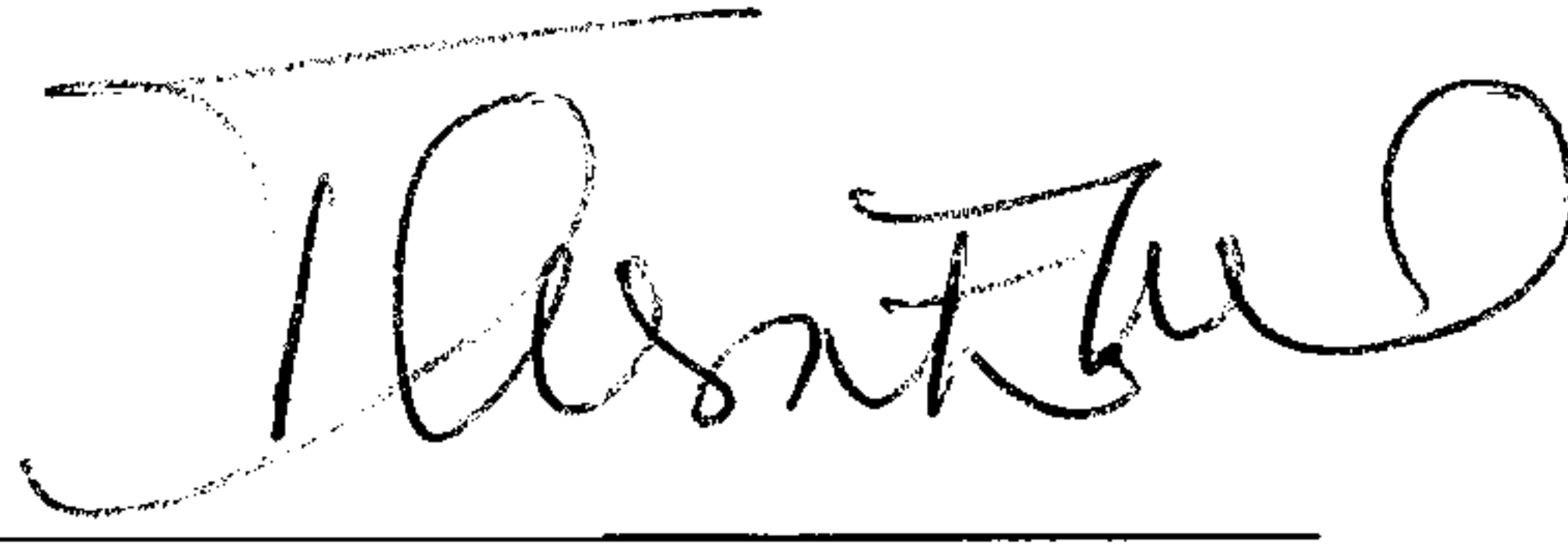
On the 3rd day of June, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Mark Smith, as Director of German American Capital Corporation, a Maryland corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature: _____

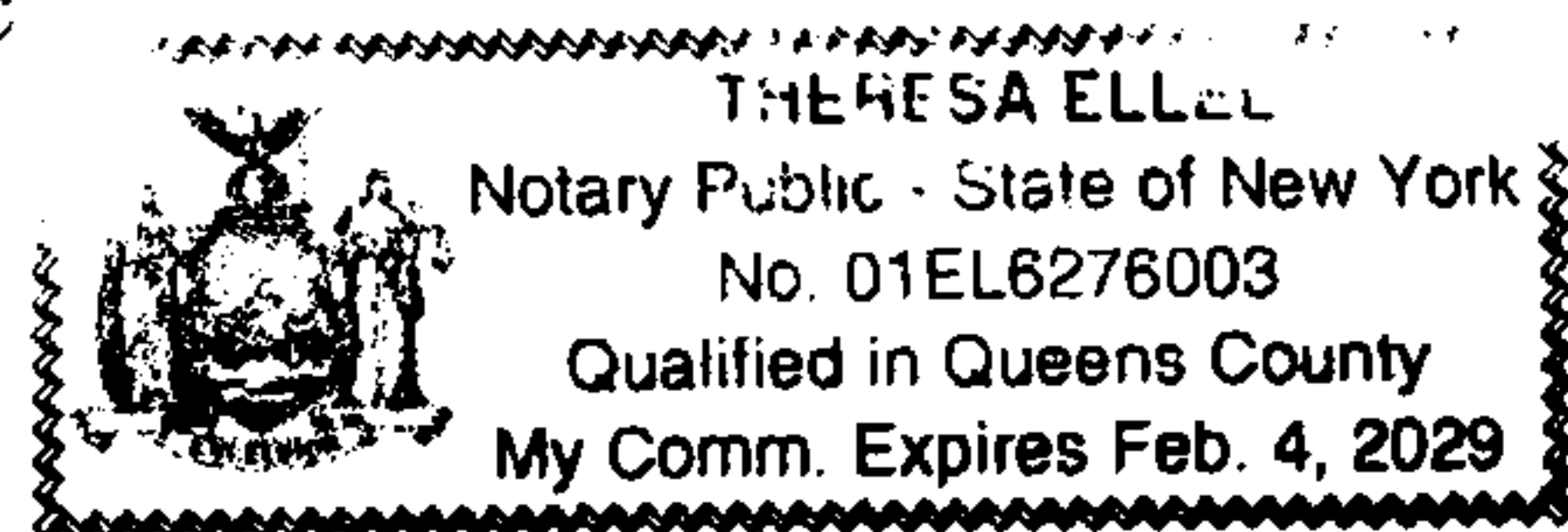
Notary Public



STATE OF NEW YORK

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COUNTY OF NEW YORK



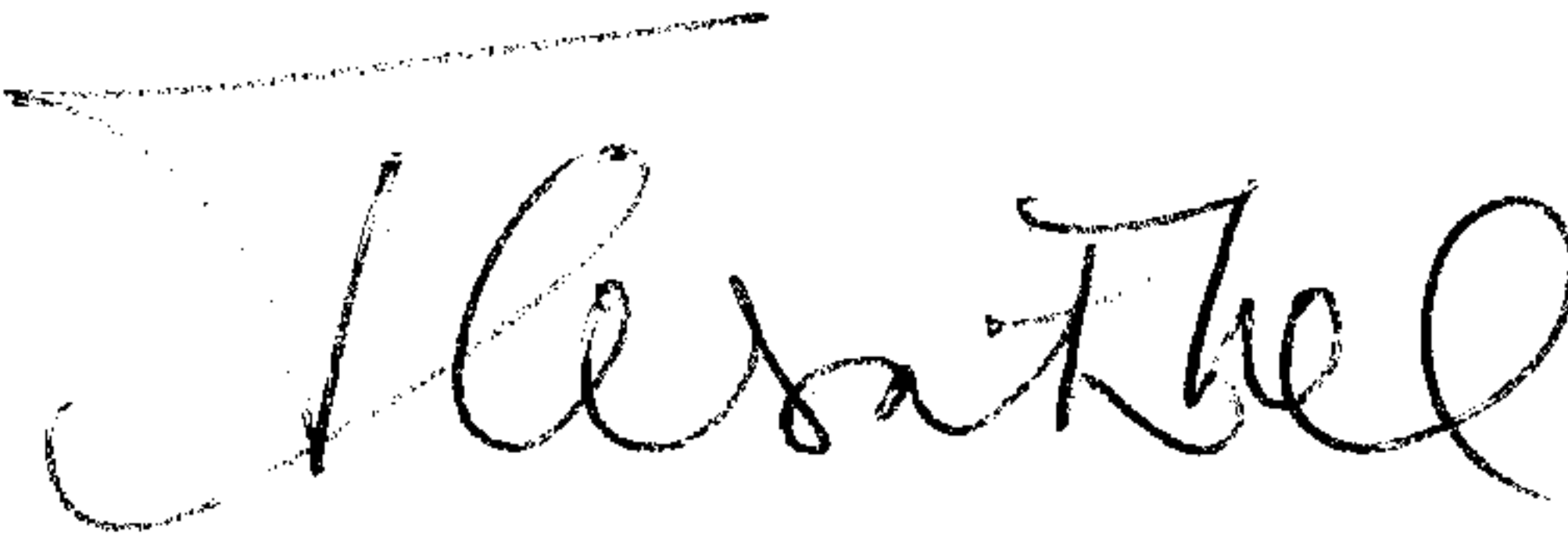
On the 3rd day of June, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared R. Elias Jones, as Managing Director of German American Capital Corporation, a Maryland corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

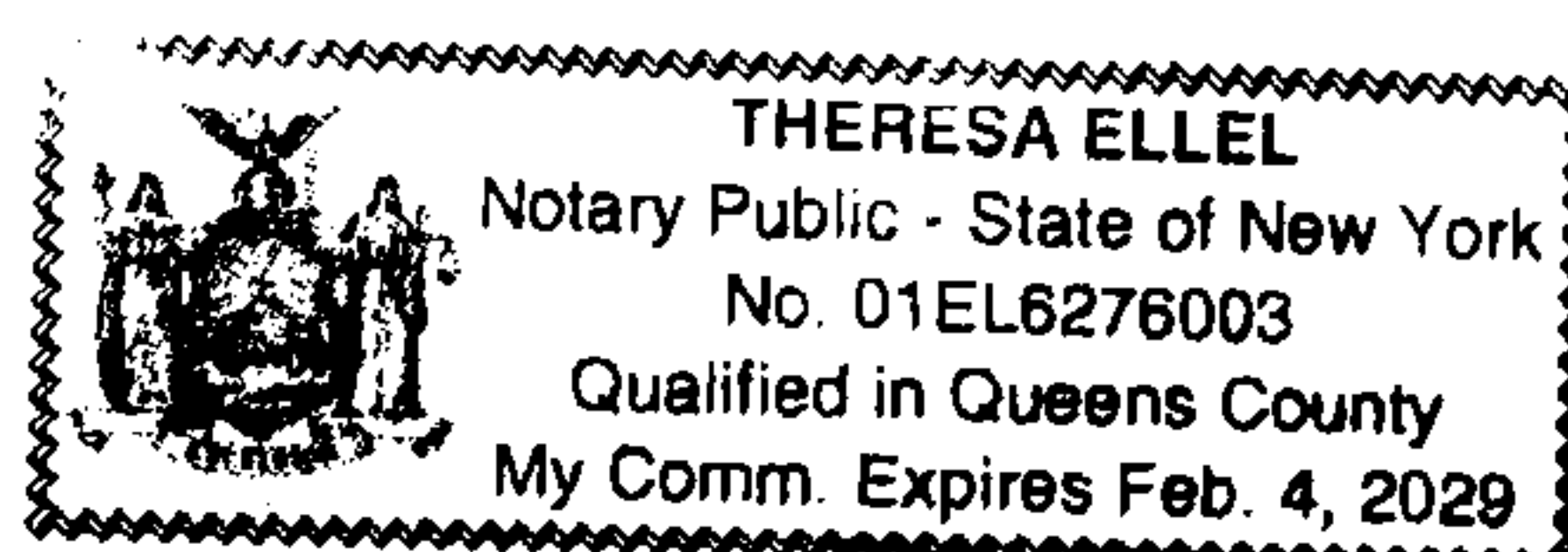
My Commission Expires:

Signature: _____

Notary Public



Reference No.: 6173.001
Matter Name: Southgate Village
Pool: BX 2025-TAIL



IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 11
day of June, 2025, to be effective as of the date first written above.

ASSIGNOR:

**BARCLAYS CAPITAL REAL ESTATE
INC., a Delaware corporation**

By: *Adam Scotto*
Name: Adam Scotto
Title: Authorized Signatory

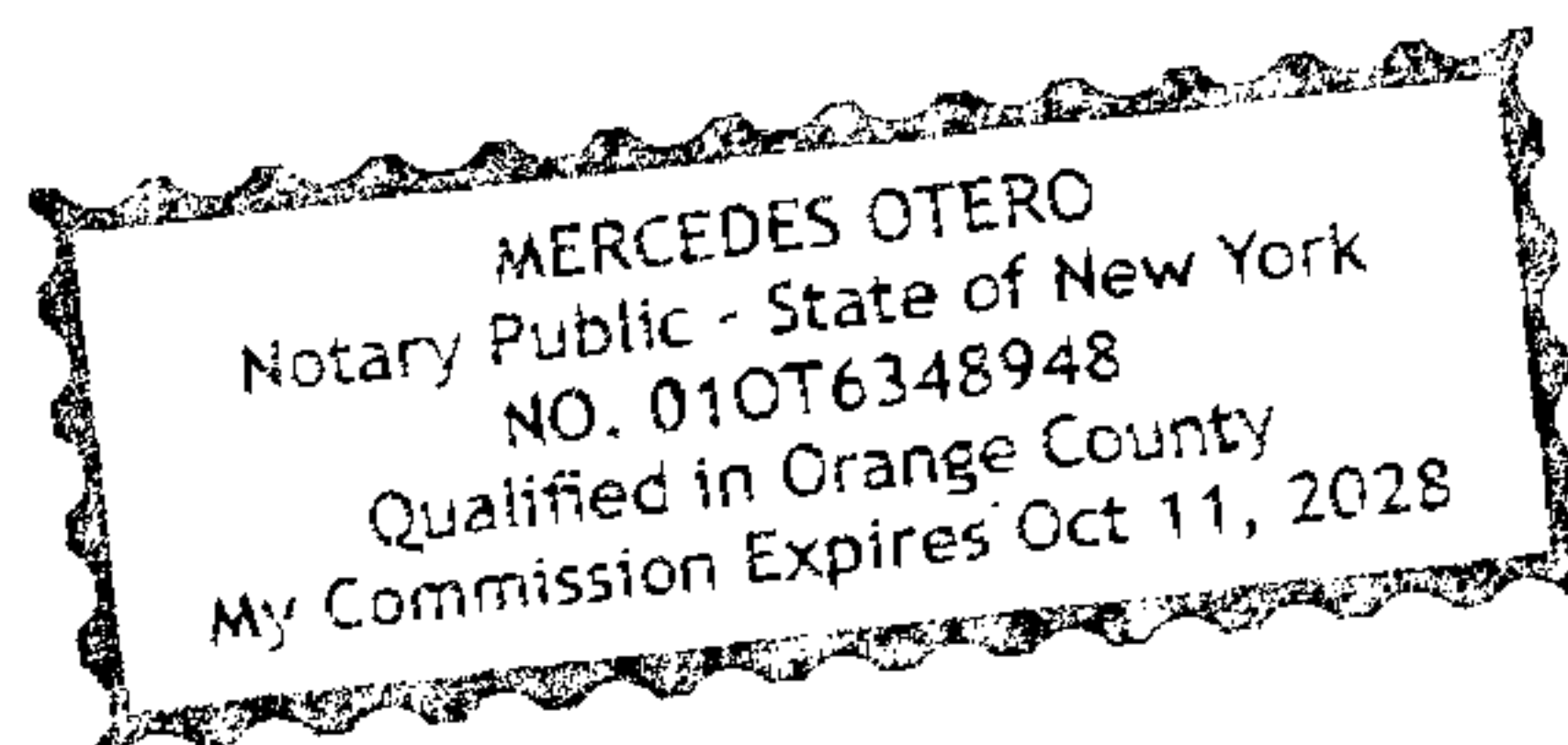
STATE OF NEW YORK §
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COUNTY OF NEW YORK §

On the 11 day of June, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Adam Scotto, as Authorized Signatory of Barclays Capital Real Estate Inc., a Delaware corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature: *[Signature]*
Notary Public



IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 9 day of June, 2025, to be effective as of the date first written above.

ASSIGNOR:

BANK OF MONTREAL

By: 

Name: Michael Birajiclian

Title: Authorized Signatory

STATE OF NEW YORK

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COUNTY OF NEW YORK

On the 7th day of June, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael Birajiclian, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, as Authorized Signatory of Bank of Montreal, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Xin Liang Zhu
Notary Public, State of New York
Reg. No. 02ZH6434792
Qualified in Kings County
Commission Expires 06/13/2026

Signature: 

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID 1/4 - 1/4 SECTION AND RUN NORTH 87 DEGREES 18 MINUTES 38 SECONDS WEST, ALONG THE NORTH LINE THEREOF A DISTANCE OF 422.06 FEET; THENCE RUN SOUTH 01 DEGREES 17 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 412.83 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 87 DEGREES 17 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 417.36 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 01 DEGREES 57 MINUTES 45 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 189.93 FEET; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 3.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 434.26 FEET; THENCE RUN SOUTH 32 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 188.80 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 261; THENCE RUN SOUTH 61 DEGREES 31 MINUTES 05 SECONDS WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 122.50 FEET; THENCE RUN NORTH 32 DEGREES 30 MINUTES 55 SECONDS WEST, ALONG THE NORTHEAST BOUNDARY OF RIVERCHASE ANIMAL CLINIC PROPERTY A DISTANCE OF 141.48 FEET; THENCE RUN SOUTH 57 DEGREES 29 MINUTES 05 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID PROPERTY A DISTANCE OF 100.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF VALLEY DALE TERRACE; THENCE RUN NORTH 32 DEGREES 30 MINUTES 55 SECONDS WEST, ALONG RIGHT OF WAY LINE A DISTANCE OF 25.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 419.64 FEET AND SUBTENDING A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 21 SECONDS; THENCE RUN NORTHWEST ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.84 FEET; THENCE ON A LINE TANGENT TO CURVE, CONTINUE NORTH 19 DEGREES 17 MINUTES 34 SECONDS WEST, ALONG RIGHT OF WAY LINE A DISTANCE OF 166.06 FEET; THENCE RUN NORTH 58 DEGREES 04 MINUTES 35 SECONDS EAST, ALONG RIGHT OF WAY A DISTANCE OF 13.01 FEET; THENCE AN ANGLE TO THE LEFT TO TANGENT OF A CURVE TO THE LEFT OF 77 DEGREES 07 MINUTES 41 SECONDS, SAID CURVE HAVING A RADIUS OF 174.25 FEET AND SUBTENDING A CENTRAL ANGLE OF 30 DEGREES 07 MINUTES 58 SECONDS; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.61 FEET; THENCE ON A LINE TANGENT TO CURVE, CONTINUE ALONG RIGHT OF WAY LINE NORTH 49 DEGREES 11 MINUTES 04 SECONDS WEST, A DISTANCE OF 67.40 FEET; THENCE RUN NORTH 40 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 147.17 FEET; THENCE RUN NORTH 50 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 175.89 FEET; THENCE RUN NORTH 01 DEGREES 17 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 175.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF OWNER'S RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT DATED NOVEMBER 18, 1987, AND RECORDED IN BOOK 161, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FOR INFORMATION PURPOSES:

ADDRESS: 1920-1950 Highway 31 South, Pelham, AL 35124

APN: 11-7-25-4-001-001.002



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2025 08:56:25 AM
 \$42.00 KELSEY
 20250916000279170

Allen S. Bayl

Reference No.: 6173.001

Matter Name: Southgate Village

Pool: BX 2025-TAIL