

**STATE OF ALABAMA
SHELBY COUNTY**

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, HPT Sunbelt Portfolio, LLC, a limited liability company, executed that certain Mortgage and Security Agreement, dated June 5, 2015, to JPMorgan Chase Bank, National Association, in the original principal amount of \$52,700,000.00 which mortgage was recorded June 12, 2015 in the Office of the Judge of Probate of Shelby, County, Alabama as Instrument Number 20150612000197700; said mortgage was subsequently transferred and assigned to Wells Fargo Bank, National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C31, Commercial Mortgage Pass-Through Certificates, Series 2015-C31, and its capacity as "Lead Securitization Note Holder," by that certain Assignment of Mortgage and Security Agreement recorded on October 12, 2015 as Instrument Number 20151012000356260; and further having subsequently been transferred and assigned to RSS JPMBB2015-C31 - DE HSP, LLC, by that certain Assignment of Mortgage and Security Agreement recorded on May 7, 2025 as Instrument Number 20250507000137460; all recording references are in the aforesaid Probate Office; and

WHEREAS, default was made in the payment of the mortgage indebtedness secured by said mortgage, and RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure, and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the *SHELBY COUNTY REPORTER*, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 16, November 23, and November 30, 2025; and WHEREAS, on December 16, 2025, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, did offer for sale at public outcry, at the main entrance to the courthouse in Columbiana, Alabama in Shelby County, Alabama, during the legal

hours of sale, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid of RSS JPMBB2015-C31 - DE HSP, LLC, in the sum of twenty million, five hundred thousand dollars (\$20,500,000.00), as a credit against the debt and

WHEREAS, Ben H. Harris, III, as attorney for RSS JPMBB2015-C31 - DE HSP, LLC, the holder of the mortgage, acted as designated agent and auctioneer for RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, as provided by the terms of said mortgage and conducted the sale; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

NOW, THEREFORE, in consideration of the premises and in order to evidence such sale, said RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, by and through said Ben H. Harris, III, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto RSS JPMBB2015-C31 - DE HSP, LLC, the following described real property, situated in Shelby County, State of Alabama, more particularly described as follows, to wit:

Parcel II: (Building No. 31)

A parcel of the Northwest quarter of the Southwest quarter of Section 36, Township 18 South, Range 2 West and a part of the Northeast quarter of the Southeast quarter of Section 35, Township 18 South, Range 2 West, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 36, and run North 44° 19' 30" West for 354.20 feet, thence North 34° 17' 30" East for 638.56 feet; thence North 65° 04' 00" East for 225.67 feet; thence South 22° 14' 00" East for 82.08 feet to the point of beginning; thence continue along last described course 290.25 feet; thence South 14° 42' 21" West for 60.11 feet to a point on the edge of Lake Heather (the following point meander along the edge of Lake Heather until otherwise stated); thence South 30° 34' 00" West for 26.38 feet; thence South 01° 36' 24" East for 39.30 feet; thence South 35° 56' 55" East for 69.60 feet; thence South 45° 25' 00" East for 46.40 feet, thence South 27° 14' 14" East for 40.50 feet; thence South 29° 45' 25" East for 34.11 feet; thence South 12° 52' 06" East for 55.19 feet; thence South 15° 00' 56" East for 33.65 feet; thence South 02° 55' 19" West for 22.90 feet; thence South 21° 15' 49" West for 24.91 feet; thence South 59° 14' 05" West for 35.60 feet, thence South 35° 04' 09" West for 21.02 feet; thence

South 41° 54' 39" West for 38.34 feet; thence South 54° 43' 51" West for 46.14 feet; thence South 86° 47' 46" West for 19.92 feet; thence North 78° 23' 14" West for 10.84 feet; thence North 49° 53' 09" West for 13.38 feet; thence North 36° 15' 28" West for 33.67 feet; thence North 75° 41' 07" West for 9.49 feet; thence South 86° 59' 33" West for 21.92 feet; thence North 74° 31' 40" West for 27.50 feet; thence North 66° 59' 58" West for 31.89 feet; thence North 51° 28' 45" West for 49.75 feet; thence North 46° 29' 16" West for 26.67 feet; thence North 22° 11' 59" West for 11.00 feet, thence North 59° 22' 36" West for 16.54 feet; thence North 61° 08' 45" West for 21.53 feet; (the following points are no longer the edge of Lake Heather); thence North 81° 37' 00" West for 24.28 feet; thence North 81° 57' 30" West for 107.44 feet; thence North 43° 27' 30" West for 269.97 feet; thence North 34° 29' 00" East for 150.86 feet; thence North 49° 46' 49" East for 398.30 feet along the chord of curve to the right having a radius of 755.19 feet; a central angle of 30° 35' and an arc length of 403.11 feet; thence North 65° 03' 51" East for 80.69 feet to the Point of Beginning.

The above described property is also known as Site -7, according to the map of Inverness Sites 6 & 7 as recorded in Map Book 26, Page 147, in the Probate Office of Shelby County, Alabama.

Parcel III: (Building No. 104)

All that piece or parcel of land lying on the West side of Inverness Center Place within the Inverness Center Development in or near the City of Hoover as part of the Southwest quarter of Section 36, Township 18 South, Range 2 West, and more particularly described to-wit:

Commencing at an iron pin found on the Eastern side of Inverness Center Place, being the Southwestern corner of that property known as Inverness Center Site 24B as recorded in P.B 21, Page 61, South 24° 31' 48" East for 371.87 feet to an iron pin on the Western side of Inverness Center Place which is the Point of Beginning.

Thence leaving Inverness Center Place South 40° 46' 16" West for 173.77 (passing iron pin found at 138.36 feet) to a point, in or near the edge of Lake Heather (a.k.a. Lake Inverness); thence following the edge of Lake Heather at contour 496.00 feet with the following traverse points and courses (labeled A-B on Plat by F.V. Clinkscales, Jr., AL. PLS & PE) to wit: South 86° 00' 20" West for 64.27 feet to a point on or near the 496 foot contour; thence South 47° 49' 49" West for 40.95 feet to a point on or near the 496 foot contour; thence South 54° 12' 24" West for 22.12 feet to a point on or near the 496 foot contour; thence South 76° 47' 06" West for 31.68 feet to a point on or near the 496 foot contour; thence South 83° 11' 13" West for 78.43 feet to a point on or near the 496 foot contour; thence South 86° 41' 36" West for 75.25 feet to a point on or near the 496 foot contour; thence South 29° 14' 31" West for 64.41 feet to a point on or near the 496 foot contour; thence South 85° 45' 49" West for 14.46 feet to a point

on or near the 496 foot contour; thence North 17° 31' 08" East for 23.12 feet to a point on or near the 496 foot contour; thence North 08° 31' 15" West for 9.54 feet to a point on or near the 496 foot contour; thence South 26° 45' 08" West for 19.67 feet to a point on or near the 496 foot contour; thence South 38° 40' 34" West for 30.80 feet to a point on or near the 496 foot contour; thence South 87° 30' 05" West for 26.10 feet to a point on or near the 496 foot contour; thence South 57° 04' 15" West for 51.82 feet to a point on or near the 496 foot contour; thence South 14° 12' 02" West for 7.25 feet to a point on or near the 496 foot contour; thence South 87° 01' 24" West for 9.00 feet to a point on or near the 496 foot contour; thence South 57° 32' 16" West for 60.94 feet to a point on or near the 496 foot contour; thence North 88° 13' 37" West for 59.24 feet to a point on or near the 496 foot contour thence North 68° 56' 31" West for 55.15 feet to a point on or near the 496 foot contour; thence North 30° 58' 70" West for 20.87 feet to a point on or near the 496 foot contour; thence North 16° 33' 06" West for 39.41 feet to a point on or near the 496 foot contour; thence North 15° 21' 52" West for 44.68 feet to a point on or near the 496 foot contour; thence North 03° 40' 00" East for 28.26 feet to a point on or near the 496 foot contour; thence North 21° 11' 06" East for 19.81 feet to a point on or near the 496 foot contour; thence North 44° 53' 30" West for 5.31 feet to a point on or near the 496 foot contour; thence North 39° 08' 18" East for 14.95 feet to a point on or near the 496 foot contour; thence South 83° 56' 54" West for 11.83 feet to a point on or near the 496 foot contour; thence North 23° 22' 32" West for 23.41 feet to a point on or near the 496 foot contour; thence North 03° 43' 45" West for 29.70 feet to a point on or near the 496 foot contour; thence North 06° 52' 19" East 36.45 feet to a point on or near the 496 foot contour; thence North 21° 38' 23" East for 54.71 feet to a point on or near the 496 foot contour; thence North 31° 26' 23" East for 78.78 feet to a point on or near the 496 foot contour thence North 40° 29' 18" East for 25.16 feet to a point on or near the 496 foot contour; thence North 68° 45' 57" East for 8.81 feet to a point on or near the 496 foot contour; thence North 22° 16' 41" East for 19.60 feet to a point on or near the 496 foot contour; thence North 28° 10' 40" East for 29.36 feet to a point on or near the 496 foot contour; thence North 26° 40' 30" East for 10.94 feet to an iron pin set at the edge of the water; thence with the center of an un-named creek for six (6) courses to wit: North 04° 28' 56" East for 4.73 feet to a point; South 42° 12' 18" East for 44.95 feet to a point thence North 63° 52' 49" East for 17.26 feet to a point; thence North 26° 16' 48" East for 44.95 feet to a point; thence North 17° 58' 09" West for 15.56 feet to a point thence North 39° 01' 57" East for 112.82 feet to an iron pin found (passing over a headwall) on the Western side of Inverness Center Place; thence with Inverness Center Place for four (4) courses to wit: a curve to the left with a chord bearing of South 78° 09' 58" East for 87.72 feet (R249.99 feet; L=88.18 feet) to an iron pin thence South 88° 10' 38" East for 35.02 feet to a point; thence a curve to the right with a chord bearing of South 55° 55' 00" East for 452.06 feet (R=422.03 feet; L=477.06 feet) to a point; thence South 23° 31' 53" East for 47.74 feet to the Point of Beginning.

Parcel No. IV: (Building No. 10)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the point where the North line of the South half said quarter-quarter of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88° 24' 25" West along said North line of South half distance of 138.23 feet to the point of beginning of herein described parcel; thence run South 09° 56' 31" East along the Southwesterly line of Inverness Office Center, Site 1 a distance of 370.81 feet to a point on a curve to the left on the Northwesterly right of way of Inverness Center Parkway said curve having a radius of 639.00 feet and a central angle of 17° 05' 09", thence South 57° 28' 31" West along the chord of said curve 189.85 feet to the Point of Tangent; thence continuing along said right of way the following courses, South 48° 55' 56" West, 47.17 feet to the Point of Curve of curve to the right, having a radius of 431.50 feet and a central angle of 13° 33' 45"; thence South 55° 02' 49" West along the chord of said curve 101.90 feet to the Point of Tangent; thence South 62° 29' 42" West, 137.56 feet to the Point of Curve of curve to the left, having a radius 1342.50 feet and a central angle of 11° 11' 18"; thence South 56° 54' 02" West along the chord of said curve 261.74 feet to the Point of Tangent; thence South 51° 18' 23" West, 81.81 feet to the Point of Curve of curve to the right, having a radius of 1325.00 feet and a central angle of 2° 03' 06"; thence South 52° 19' 56" West along the chord of said curve 47.44 feet to a point on said curve and the centerline of common drive for Inverness Office Center Buildings 10 and 22; thence the following courses along said centerline of common drive, North 28° 28' 27" West, 5.13 feet to a Point of Curve of curve to the right, having a radius of 213.00 feet and a central angle of 16° 09' 39"; thence North 20° 23' 37" West along the chord of said curve 59.88 feet to the Point of Tangent; thence North 12° 18' 47" West, 71.95 feet to the Point of Curve of curve to the left, having a radius of 116.00 feet and a central angle of 67° 11' 32"; thence North 45° 54' 33" West along the chord of said curve 128.37 feet to a point on said curve; thence leaving said centerline of common drive, the following courses along the existing back of curb of an entrance drive to Building 10, North 10° 51' 55" East, 35.08 feet to the Point of Curve of a curve to the right, having a radius of 321.55 feet and a central angle of 32° 08' 29"; thence North 26° 56' 09" East along the chord of said curve 178.02 feet to the Point of Tangent; thence North 43° 00' 24" East, 8.85 feet; thence North 29° 39' 25" West 28.26 feet; Thence South 60° 20' 35" West 29.00 feet leaving said back of curb; thence North 29° 39' 25" West paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 88° 24' 25" West 55.92 feet; thence North 01° 35' 35" East 25.00 feet; thence South 88° 24' 25" East 5.00 feet; thence North 01° 35' 35" East 75.50 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36 Township 18 South, Range 2 West; thence South 88° 24' 25" East along said North line of South half, 156.00

feet to a point; thence South $46^{\circ} 22' 05''$ East, 40.73 feet; thence North $43^{\circ} 37' 55''$ East, 36.72 feet to a point on said North line of South half thence South $88^{\circ} 24' 25''$ East along said North line of South half, 765.04 feet to the Point of Beginning.

Parcel V: (Building No. 22)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the North line of the South half of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U. S. Highway 280 and run North $88^{\circ} 24' 25''$ West along same 1114.10 feet to the point of beginning of herein described parcel; thence South $01^{\circ} 35' 35''$ West, 75.50 feet, thence North $88^{\circ} 24' 25''$ West 5.00 feet; thence South $01^{\circ} 35' 35''$ West 25.00 feet; thence South $88^{\circ} 24' 25''$ East 55.92 feet; thence South $29^{\circ} 39' 25''$ East paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North $60^{\circ} 20' 35''$ East 29.00 feet to a point on the existing back of curb of drive into Building 10; thence the following courses along said back of curb, South $29^{\circ} 39' 25''$ East, 28.26 feet; thence South $43^{\circ} 00' 24''$ West 8.85 feet to the Point of Curve of curve to the left, having a radius of 321.55 feet and a central angle of $32^{\circ} 08' 29''$; thence South $26^{\circ} 56' 09''$ West along the chord of said curve 178.02 feet to the Point of Tangent; thence South $10^{\circ} 51' 55''$ West 35.08 feet to a point on a curve to the right and on the centerline of common drive for Buildings 10 and 22, said curve having a radius of 116.00 feet and a central angle of $67^{\circ} 11' 32''$; thence the following courses along said centerline of drive, South $45^{\circ} 54' 33''$ East along the chord of said curve 128.37 feet; thence South $12^{\circ} 18' 47''$ East 71.95 feet to the Point of Curve of curve to the left, having a radius of 213.00 feet and a central angle $16^{\circ} 09' 39''$; thence South $20^{\circ} 23' 37''$ East along the chord of said curve 59.88 feet to the Point of Tangent; thence South $28^{\circ} 28' 27''$ East 5.13 feet to a point on a curve to the right on the Northerly right of way of Inverness Center Parkway, said curve having a radius of 1325.00 feet and a central angle of $11^{\circ} 50' 45''$; thence South $59^{\circ} 16' 51''$ West along the chord of said curve 273.45 feet to the Point of Tangent; thence South $65^{\circ} 12' 13''$ West continuing along said right of way 234.70 feet to the Point of Curve of curve to the left, having a radius of 985.24 feet and a central angle of $1^{\circ} 49' 24''$ thence South $64^{\circ} 17' 32''$ West continuing along said right of way 31.35 feet to an intersection with a curve to the right being on the Easterly curb of the entrance drive to Inverness Office Center, Site-4, (The 40's), said curve having a radius of 68.08 feet and a central angle of $55^{\circ} 56' 13''$; thence the following courses along said Easterly back of curb of entrance drive; North $50^{\circ} 56' 42''$ West along the chord of said curve 63.86 feet to the Point of Tangent; thence North $22^{\circ} 58' 36''$ West 5.09 feet to the Point of Curve of curve to the right, having a radius of 58.90 feet and a central angle of $20^{\circ} 29' 35''$; thence North $12^{\circ} 43' 48''$ West along the chord of said curve 20.95 feet to the Point of Tangent; thence North $02^{\circ} 29' 00''$

West 36.87 feet to the Point of Curve of curve to the left, having a radius of 229.01 feet and a central angle of 43° 55' 17"; thence North 24° 52' 29" West along the chord of said curve 171.28 feet to the Point of Tangent; thence North 53° 14' 04" West 133.54 feet to the Point of Curve of curve to the right, having a radius of 275.00 feet and a central angle of 19° 48' 04"; thence North 43° 20' 02" West along the chord of said curve 94.57 feet to a point on said curve; thence North 36° 15' 02" East leaving said back of curb and paralleling existing parking lots of Site-4 and Building 22, 682.41 feet; thence North 01° 36' 01" East 166.08 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36; thence South 88° 24' 25" East along said same 52.95 feet to the Point of Beginning.

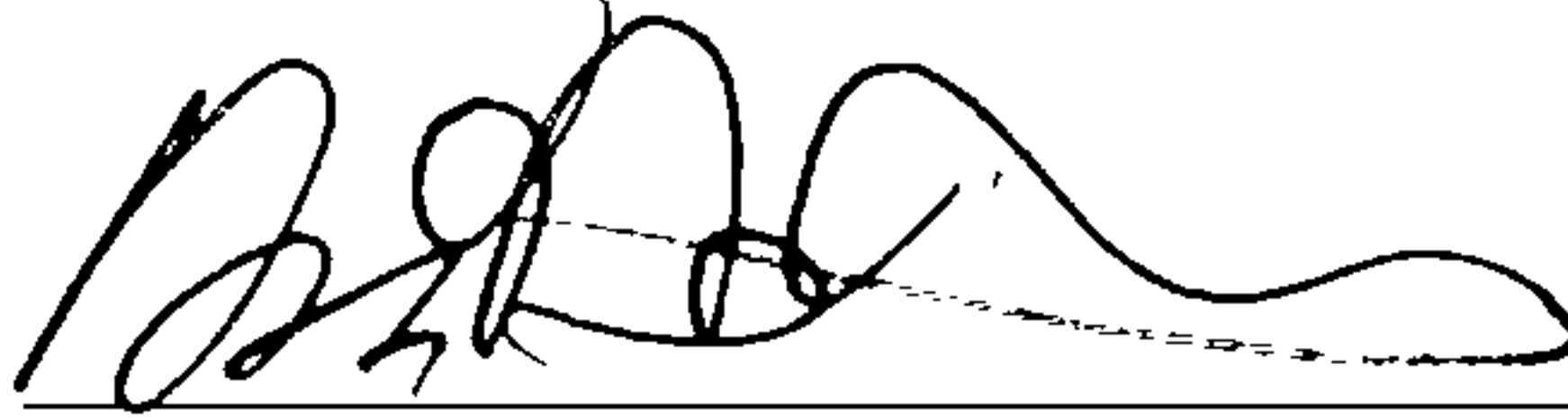
LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD.

TO HAVE AND TO HOLD the above-described property unto the said RSS JPMBB2015-C31 - DE HSP, LLC, its successors and assigns, forever; subject, however to the following:

- 1) the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States;
- 2) All outstanding and future ad valorem taxes;
- 3) All matters of public record, including but not limited to all easements, restrictions and encumbrances;
- 4) Applicable zoning classification and restrictions; and
- 5) All encroachments, right of ways and other matters which an accurate survey would reflect.

This property is sold "as is" without any warranty, express or implied, other than the warranty of title, subject to the foregoing exceptions, RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, makes no representation or warranty as to fitness for a particular purpose, habitability, environmental condition, or value.

IN WITNESS WHEREOF, the said RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, by Ben H. Harris, III, as auctioneer conducting said sale has caused these presents to be executed effective the 17th day of December 2025.

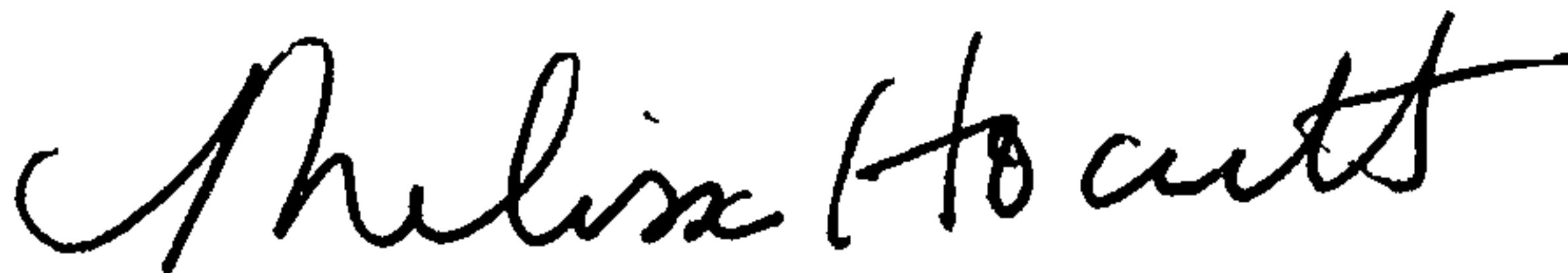


Ben H. Harris, III, as designated agent and auctioneer conducting said sale for RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a notary public in and for said County and State, hereby certify that Ben H. Harris, III, whose name as designated agent and auctioneer for RSS JPMBB2015-C31 - DE HSP, LLC, the holder of said mortgage, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he, in his capacity as such designated agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notary seal, on this the 17th day of December, 2025.

NOTARY PUBLIC

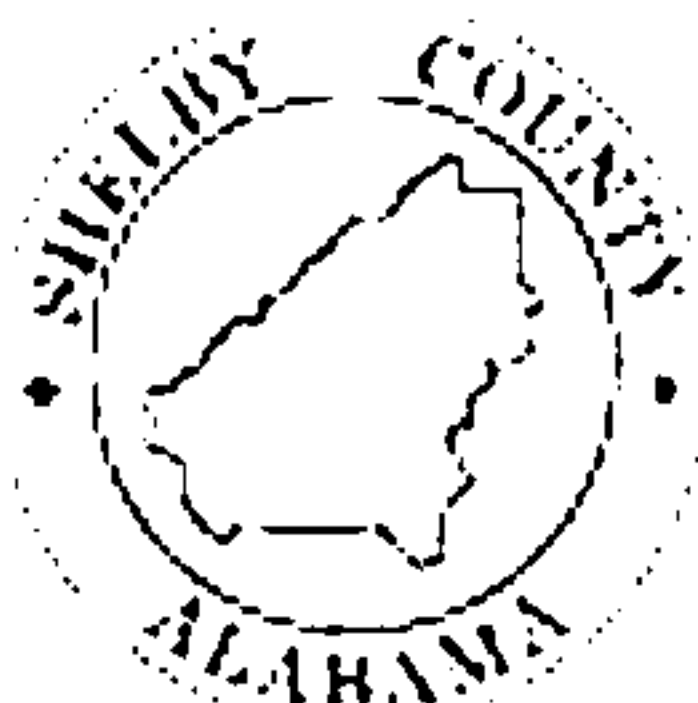
MY COMMISSION EXPIRES: 3-22-2027

THIS INSTRUMENT PREPARED BY AND RETURNED TO:

Michel Nicrosi, Esquire
Jones Walker LLP
11 North Water Street
Suite 1200
Mobile, Alabama 36602
(251) 432-1414

GRANTOR'S [AND GRANTEE'S] ADDRESS:

RSS JPMBB2015-C31 - DE HSP, LLC
200 South Biscayne Boulevard
Suite 3550
Miami, FL 33131
Attn: Jonathan Schlact



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
8 Shelby County, AL
12/17/2025 11:35:41 AM
\$49.00 JOANN
20251217000385720

Allen S. Bayl