

20220802000301480  
08/02/2022 10:36:17 AM  
PARTREL 1/2

*This instrument was prepared by  
and when recorded return to:*

Samuel Friedman, Esq.  
Dentons Sirote PC  
2311 Highland Avenue South  
Birmingham, AL 35205

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**PARTIAL RELEASE OF PROPERTY FROM SECURITY INSTRUMENTS**

**KNOW ALL MEN BY THESE PRESENTS**, that, the undersigned **ServisFirst Bank** (the "Lender"), hereby releases the property described on Exhibit "A" attached hereto and made a part hereof from the liens of (i) that certain Mortgage and Security Agreement granted by Blackridge Partners, LLC, SB Holding Corp., SB Dev. Corp., and NSH Corp. (collectively, the "Borrowers") to Lender and recorded in Instrument Number 20190501000145810 in the Probate Office of Shelby County, Alabama, (ii) that certain Assignment of Rents and Leases from Borrowers to Lender and recorded in Instrument Number 20190501000145820 in the Probate Office of Shelby County, Alabama, and (iii) that certain UCC Fixture Filing naming Borrowers as debtors and recorded in Instrument Number 20190501000145830 in the Probate Office of Shelby County, Alabama.

But, it is expressly understood and agreed that the release shall in no wise and to no extent whatsoever affect the liens of said Mortgage and Security Agreement, Assignment of Rents and Leases and UCC as to the remainder of the property described in and secured by said instruments.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 15 day of July, 2022.

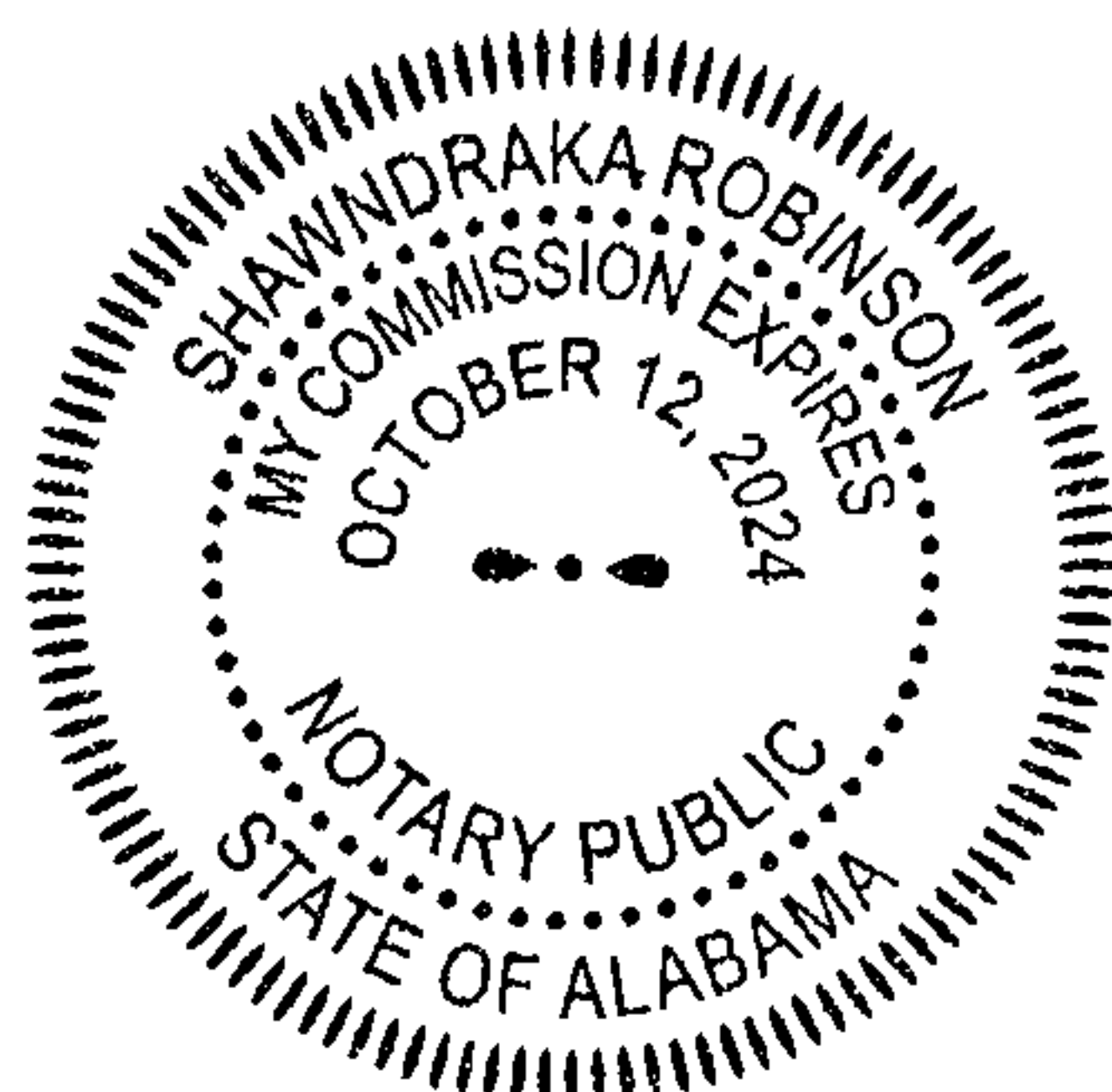
**ServisFirst Bank**

By: [Signature]  
Name: Austin M. Clifton  
Title: Residential Construction Loan Officer

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin Clifton, whose name as Res. Const. Loan Officer of **ServisFirst Bank**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand this 15<sup>th</sup> day of July, 2022.



[Signature]  
Notary Public  
My Commission Expires: 10/12/2024

EXHIBIT A

Legal Description for the Property

**Parcel 1:**

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of the Southwest 1/4-1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and run N00°08'01"W along the West line of said 1/4-1/4 section for a distance of 371.30 feet; thence leaving said West line, run N37°55'30"E for a distance of 226.23 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron; thence run N37°55'30"E for a distance of 72.77 feet to an ALAENG capped iron; thence run N65°10'47"E for a distance of 9.04 feet to an ALAENG capped iron; thence run S12°17'04"W for a distance of 46.06 feet to an ALAENG capped iron; thence run S57°17'04"W for a distance of 35.36 feet to an ALAENG capped iron; thence run N77°42'56"W for a distance of 13.70 feet to the POINT OF BEGINNING.

Said parcel containing 0.03 acres, more or less.

**Parcel 2:**

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of the Southwest 1/4-1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama and run N00°08'01"W along the West line of said 1/4-1/4 section for a distance of 371.30 feet; thence leaving said West line, run N37°55'30"E for a distance of 299.00 feet to an ALAENG capped iron; thence run N65°10'47"E for a distance of 66.14 feet to the POINT OF BEGINNING, said point being an ALAENG capped iron; thence run N65°10'47"E for a distance of 517.25 feet to an ALAENG capped iron along the Westerly right-of-way of a CSX Rail Road; thence run S17°11'33"W along said right-of-way for a distance of 56.61 feet to an ALAENG capped iron; thence run S72°48'27"E along said right-of-way for a distance of 50.00 feet to an ALAENG capped iron; thence run S17°11'33"W along said right-of-way for a distance of 5.36 feet to an ALAENG capped iron; thence leaving said right-of-way, run N82°14'39"W for a distance of 37.69 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 44°50'31" and a radius of 275.00 feet, said point being an ALAENG capped iron; thence run S75°20'06"W along the chord of said curve for a distance of 209.77 feet to the P.T. (Point of Tangency) of said curve, said point being an ALAENG capped iron; thence run S52°54'50"W for a distance of 131.33 feet to the P.C. of a curve to the right having a central angle of 49°22'14" and a radius of 138.50 feet, said point being an ALAENG capped iron; thence run S77°35'57"W along the chord of said curve for a distance of 115.68 feet to the P.T. of said curve, said point being an ALAENG capped iron; thence run N77°42'56"W for a distance of 41.85 feet to the POINT OF BEGINNING.

Said parcel containing 0.39 acres, more or less.



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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bevil*