

Instrument prepared by and
after recording return to:

Christina A. Graham, Esq.
Gibbons Graham LLC
100 Corporate Parkway
Suite 125
Birmingham, Alabama 35243

**PARTIAL RELEASE FROM LIEN OF MORTGAGE AND SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES**

STATE OF ALABAMA)


COUNTY OF SHELBY)

For value received, the undersigned, **SERVISFIRST BANK**, an Alabama banking corporation (the "Bank"), the holder of (a) that certain Mortgage and Security Agreement dated September 30, 2014, executed and delivered by **Lougene, LLC** and **Eribeth, LLC** (collectively, the "Borrowers"), in favor of Bank, and recorded on October 2, 2014 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20141002000309720 (as amended from time to time, the "Mortgage"), and (b) that certain Assignment of Rents and Leases dated September 30, 2014 by Borrowers in favor of Bank, and recorded on October 2, 2014 in the Office of the Judge of Probate of Shelby County, Alabama in Instrument # 20141002000309730 (as amended from time to time, the "Assignment of Rents"), and for said consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby remise and release the lien of the Mortgage and the Assignment of Rents in and to the following described property in Shelby County, Alabama, to wit:

See **Exhibit A** attached hereto and made a part hereof.

This is a partial release only. It is expressly understood and agreed that this partial release shall in no wise and to no extent whatsoever affect the lien of the Mortgage and the Assignment of Rents as to the remainder of the property described in and secured by the Mortgage and Assignment of Rents.

* * * * *


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Bank has executed this Partial Release of Mortgage and Security Agreement and Assignment of Rents and Leases as of January 26, 2015.

SERVISFIRST BANK,
an Alabama banking corporation

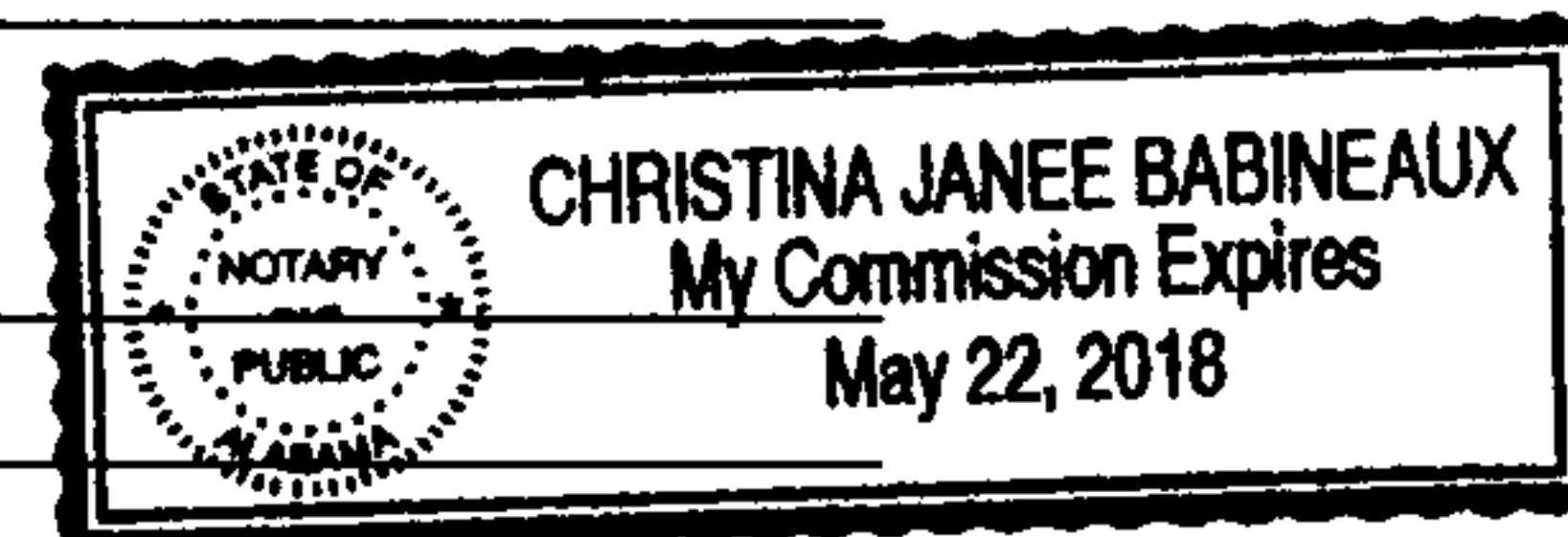
By: [Signature]
Its: SVP

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state hereby certify that Ron Morrison, whose name as SVP of ServisFirst Bank, an Alabama banking corporation, 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 the instrument, (s)he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 26 day of January, 2015.

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____



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EXHIBIT A

PARCEL A (2692 Pelham Parkway, AL)

Lot 9-A according to the Resurvey of Lots 7, 8, and 9 of Chandalar South Office Park, as recorded in Map Book 7, Page 164 Office of the Judge of Probate of Shelby County, Alabama.

And

Tract B: Commence at the Southwest corner of Lot No.5 of the Chandalar South Office Park as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6 at Page 135; thence proceed South 87 degrees 24' 57" East along the South boundary of said Lot No.5 for a distance of 151.38 feet (set 11" rebar), said point being the point of beginning. From this beginning point continue South 87 degrees 24' 57" East along the South boundary of said Lot No.5 for a distance of 68.70 feet (set 1/2" rebar); thence proceed North 02 degrees 35' 04" East for a distance of 66.0 feet to a 11" rebar in place thence proceed North 87 degrees 27' 57" West for a distance of 68.22 feet (set 1/2" rebar); thence proceed South 03 degrees 00' 00" West for a distance of 66.0 feet to the point of beginning.

PARCEL B (1974 Chandalar Drive, AL)

Lot 6 according to the survey of Chandalar South Office Park as recorded in Map Book 6, Page 135, and Lot 7-A according to the Resurvey of Lots 7, 8 and 9, Chandalar South Office Park as recorded in Map Book 7, Page 164, both as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL D

Tract A: Commence at the Southwest corner of Lot No.5 of the Chandalar South Office Park as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 135, said point being the point of beginning. From this beginning point proceed South 87 degrees 24' 57" East along the South boundary of said Lot No.5 for a distance of 151.38 feet (set 1/2" rebar); thence proceed North 03 degrees 0' 00" East for a distance of 66.0 feet (set 1/2" rebar); thence proceed North 87 degrees 24' 57" West for a distance of 147.41 feet to a 1/2" rebar in place thence proceed South 06 degrees 26' 23" West for a distance of 66.15 feet to the point of beginning.



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