

20160902000320650 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:28:42 PM FILED/CERT

This instrument prepared by
David R. Kinman
Butler Snow LLP
One Federal Place
1819 Fifth Avenue North, Suite 1000
Birmingham, Alabama 35203
(205) 297-2200

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

RELEASE AND SATISFACTION OF NON-ENCUMBRANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that effective as of August 31, 2016, the undersigned, **NATIONAL BANK OF COMMERCE**, a national banking association (together with its successors or assigns, the "**Bank**"), is the owner and holder of the indebtedness advanced to **SPARTAN VALUE INVESTORS, LLC**, an Alabama limited liability company, **SPARTAN INVEST, LLC**, an Alabama limited liability company (individually and collectively, the "**Borrower**") which is secured by, among other things, that certain Non-Encumbrance Agreement dated as of April 30, 2015, delivered by Borrower in favor of Bank and recorded on April 30, 2015, with the Probate Court of Jefferson County, Alabama, at Book LR201512, Page 20569, as Instrument Number 20150430000424760, which encumbers the real property described below (as amended, collectively, the "**Non-Encumbrance Agreement**").

By execution of this Release and Satisfaction, Bank does hereby release and confirm the satisfaction of the Non-Encumbrance Agreement, to include, without limitation, the release of the real property described in **Exhibit A** attached hereto and incorporated herein by this reference.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal effective as of the date first set forth above.

NATIONAL BANK OF COMMERCE, a national banking association

By: 

Name: Josh Clinton

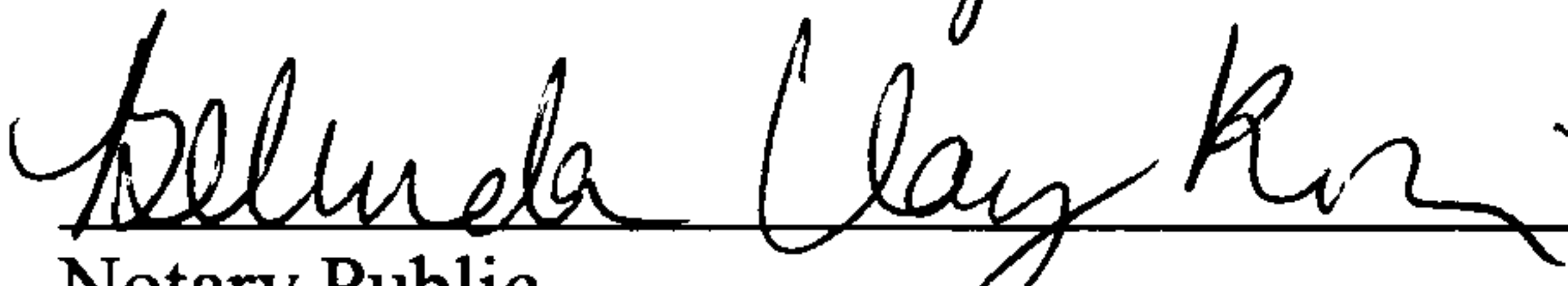
Its: Banking Officer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Belinda Clay Rovi, the undersigned Notary Public in and for said County, in said State, hereby certify that Josh Clinton, whose name as Banking Officer of National Bank of Commerce, a national banking association, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same for and as the act of said state banking association.

Given under my hand and official seal this 31st day of August, 2016.


Notary Public

[AFFIX SEAL]

My commission expires: 9/15/16

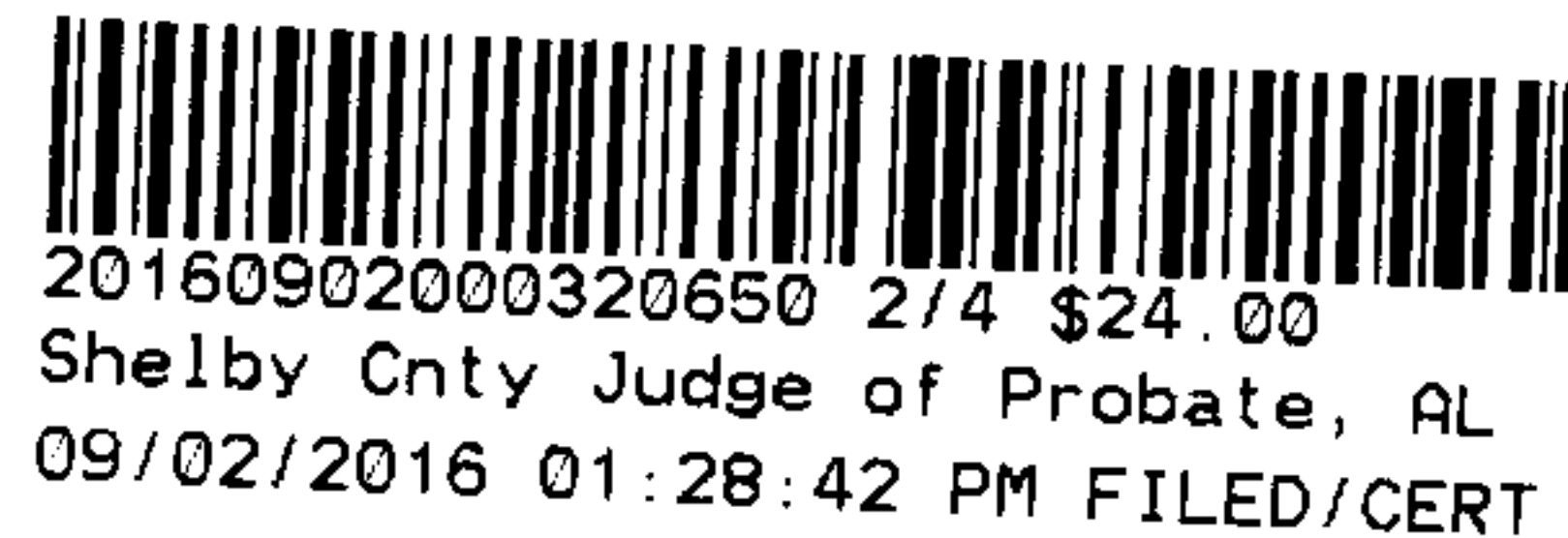
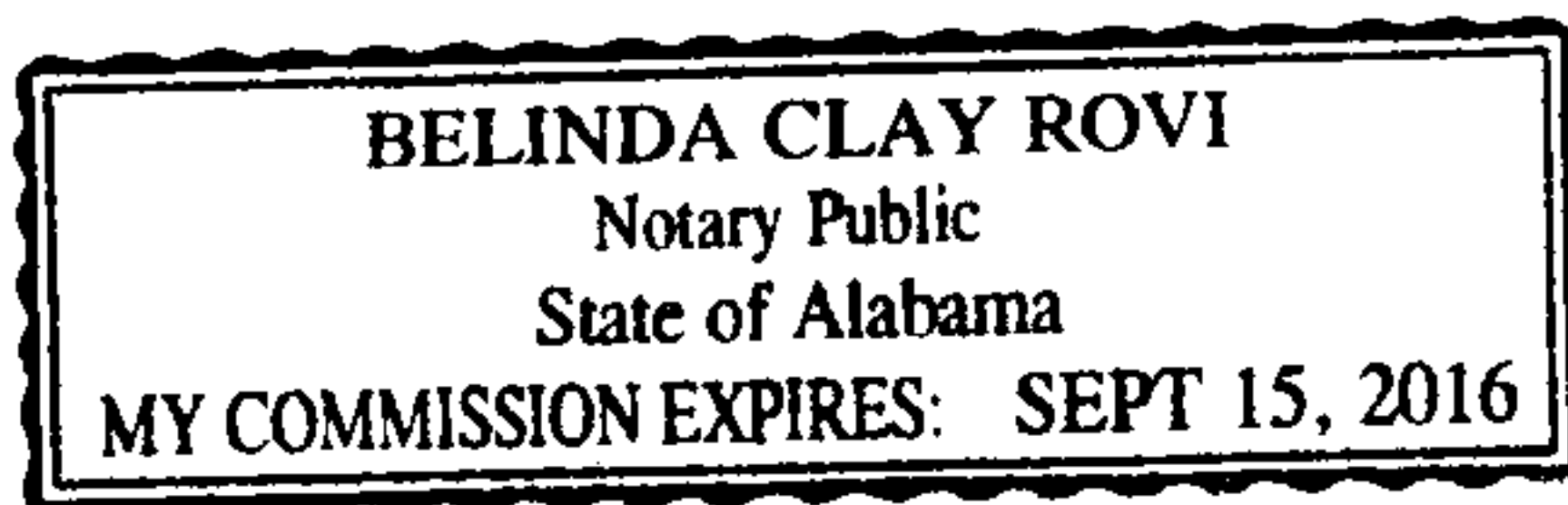


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Lot 1023, according to the Map of Highland Lakes 10th Sector, Phase I, as recorded in Map Book 26, Page 27, In the Probate Office of Shelby County, Alabama.

Parcel 2

Lot 2208, according to the Survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124, in the Probate Office of Shelby County, Alabama.

Parcel 3

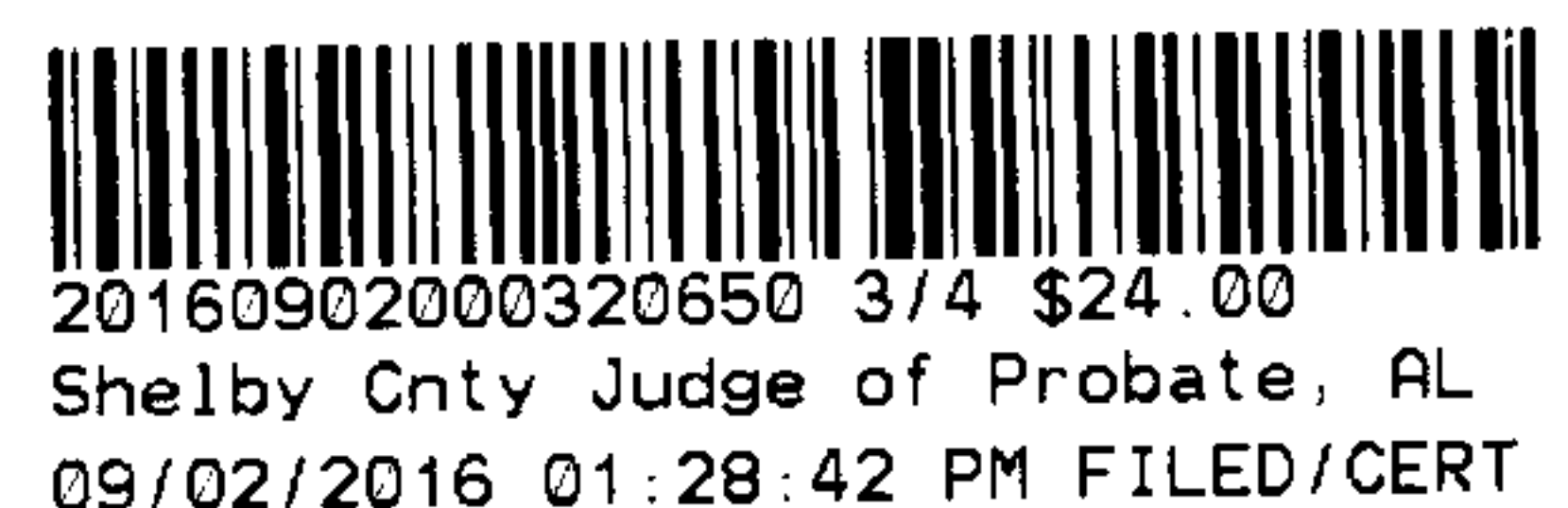
Lot 5, Block 2, according to the Survey of Columbiana Homes, Inc., as recorded in Map Book 3, Page 82, In the Probate Office of Shelby County, Alabama.

Parcel 4

Unit 17-1, in Windhover, a Condominium located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1975, in Real Volume 1197, Page 689, in the Probate Office Of Jefferson County, Alabama, and in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85 and in Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, in Misc. Book 18, Page 163, in Misc. Book 24, Page 465 in Misc. Book 24, Page 468, in Misc. Book 26, Page 329, and in Misc. Book 26, Page 337, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out In Exhibit "B" attached to said Declaration of Condominium, as to may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32, in Map Book 111, Page 34, in Map Book 115, Page 5, in Map Book 116, Page 76 and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, and in Map Book 7, Page 81 and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

Parcel 5

Lot 174, according to the Survey of Waterford Village, Sector 4, as recorded In Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.



Parcel 4

BEING KNOWN AND DESIGNATED AS: FROM THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR 361.5 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID 1/4 – 1/4 SECTION FOR 199.25 FEET; THENCE TURN AN ANGLE OF 92 DEGREES 07 MINUTES TO THE LEFT AND RUN SOUTHERLY 208.71 FEET; THENCE TURN AN ANGLE OF 87 DEGREES 49 MINUTES 40 SECONDS TO THE LEFT AND RUN EASTERLY 199.05 FEET; THENCE TURN AN ANGLE OF 92 DEGREES 07 MINUTES TO THE LEFT AND RUN NORTHERLY 208.71 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST.



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