

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


STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

PARTIAL RELEASE FROM NON-ENCUMBRANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that effective as of October 5th, 2016, the undersigned, **FIRST COMMERCIAL BANK**, a division of Synovus Bank, a Georgia state banking corporation (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 August 31, 2016, delivered by Borrower in favor of Bank and recorded on September 1, 2016, with the Probate Court of Jefferson County, Alabama, as Instrument Number 2016091144 (as amended, collectively, the "**Non-Encumbrance Agreement**").

By execution of this Partial Release, Bank does hereby release the real property described in **Exhibit A** attached hereto and incorporated herein by this reference, from the lien of the Non-Encumbrance Agreement. The foregoing Partial Release is being given by Bank in order to facilitate Borrower's lien-free sale and transfer of the property described in **Exhibit A**, but shall not otherwise be deemed to alter, diminish, extinguish or satisfy the indebtedness of Borrower or any other party to Bank.

Except as expressly set forth above, the Non-Encumbrance Agreement and all other Loan Documents (as defined in the Non-Encumbrance Agreement) shall remain in full force and effect.


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

FIRST COMMERCIAL BANK, a division of
Synovus Bank, a Georgia state banking corporation

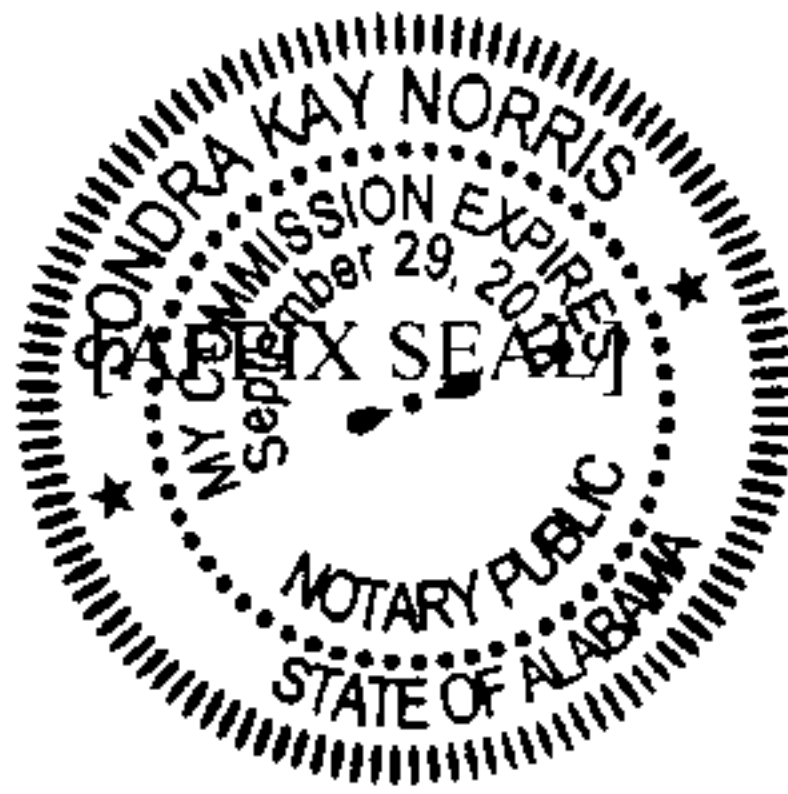
By: Michael W. Crane
Name: Michael W. Crane
Its: Senior Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Michael W. Crane, whose name as Senior Vice President of **FIRST COMMERCIAL BANK**, a division of Synovus Bank, a Georgia state banking corporation, 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 corporation.

Given under my hand and official seal this 5th day of October, 2016



Sandra Kay Norris
Notary Public

My commission expires: 09-29-2018

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EXHIBIT A

LEGAL DESCRIPTION

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 Vol. 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 Vol. 1200, Page 637, in Real Vol. 1385, Page 91, in Real Vol. 1388, Page 152, in Real Vol. 1561, Page 374, in Real Vol. 1573, Page 594, in Real Vol. 1632, Page 85, and in Real Vol. 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 it 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, in Map Book 7, Page 81, and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

ADDRESS

2401 Mallard Drive, Birmingham, AL 35216


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