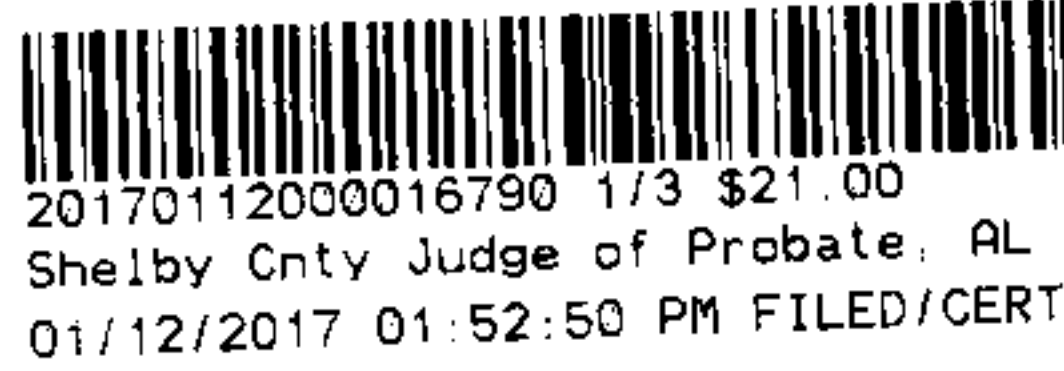


This instrument prepared by
David R. Kinman
Butler Snow LLP
One Federal Place
1819 Fifth Avenue North, Suite 1000
Birmingham, Alabama 35203
(205) 297-2200



STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

PARTIAL RELEASE FROM NON-ENCUMBRANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that effective as of November 15th, 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.

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 15th day of November, 2016

Sandra Kay Norris
Notary Public

[AFFIX SEAL]

My commission expires: 09-29-2018



20170112000016790 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/12/2017 01:52:50 PM FILED/CERT


EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northwest corner of the SW of the SE of Section 32, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 396.12 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run Easterly along the North boundary of Lot 1, Alexander Acres (as recorded in Map Book 9, Page 173, in the Office of the Judge of Probate of Shelby County, Columbiana, Alabama) for 592.67 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course 238.20 feet to a point; thence turn an angle of 90 degrees to the left and run 120.00 feet to a point; thence turn an angle of 90 degrees to the right and run 231.81 feet to the point of intersection with the West right of way line of County Highway 61; thence turn an angle of 66 degrees 42 minutes 47 seconds to the left and run along said right of way for 232.37 feet to the point of intersection with the South right of way line of County Highway 78; thence turn an angle of 113 degrees 02 minutes 25 seconds to the left and run along said south right of way line of County Highway 78 for 554.99 feet to a point; thence turn an angle of 89 degrees 04 minutes 44 seconds to the left and run 335.80 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 32, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295 dated April 24, 1995.

ADDRESS

2670 Mooney Road, Columbiana, AL 35051


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Shelby Cnty Judge of Probate, AL
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