

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

PARTIAL RELEASE OF PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, SERVISFIRST BANK, an Alabama banking corporation, in consideration of the sum of Five Hundred Forty Thousand and No/100 (\$540,000.00) and other good and valuable consideration, hereby releases the property described on the attached Exhibit "A" from that certain Mortgage given by 54 CHESSER, LLC, an Alabama limited liability company, dated September 14, 2012, and recorded September 18, 2012 in Instrument Number 20120918000355150 in the Office of the Judge of Probate of Shelby County, Alabama, and modified by that certain Modification of Mortgage dated December 21, 2015 and recorded January 5, 2016 in Instrument Number 20160105000003370 in the Office of the Judge of Probate of Shelby County, Alabama (collectively, the "Mortgage") together with that certain Assignment of Rents dated September 14, 2012 and recorded September 18, 2012 in Instrument Number, 20120918000355170, in the Office of the Judge of Probate of Shelby County, Alabama.

Nothing contained in this release and satisfaction should be construed to release from the above described Security Documents any property that is not specifically described above, and such Security Documents shall remain in full force and effect as to all property described therein, less that specific piece of property described above and released hereby.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 28 day of April, 2017.

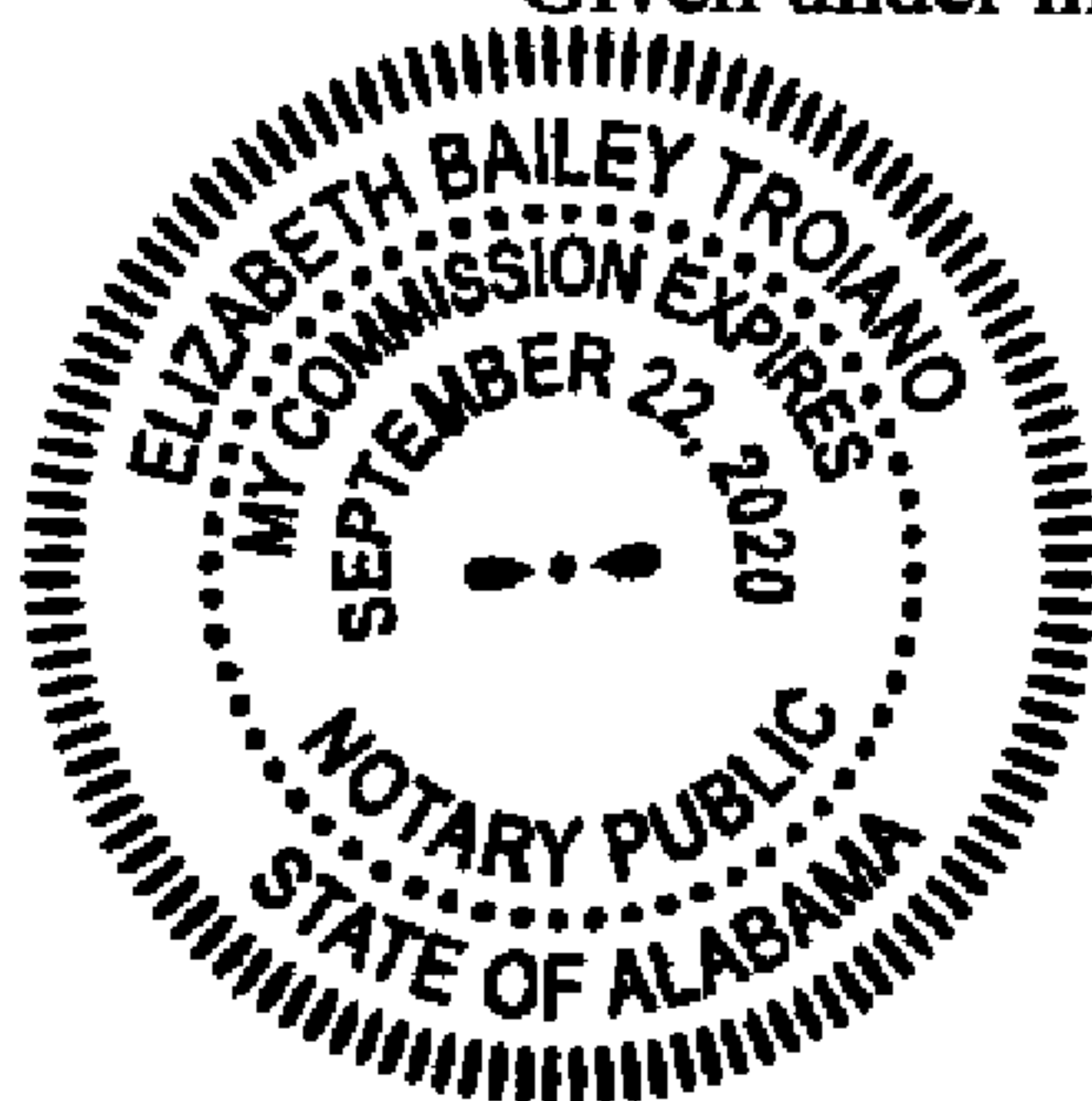
SERVISFIRST BANK, an Alabama banking corporation

By: [Signature] [SEAL]
Name: Grant N. Lauderdale
Title: First Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Grant N. Lauderdale, whose name as First Vice President of SERVISFIRST BANK, an Alabama banking corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he as such officer, and with full authority, executed the same voluntarily, as an act of said banking corporation.

Given under my hand and official seal, this the 28 day of April, 2017.



Elizabeth Bailey Troiano
NOTARY PUBLIC
My Commission Expires: September 22, 2020

This instrument was prepared by:
Baker Findley
CORLEY MONCUS, P.C..
728 Shades Creek Parkway
Suite 100
Birmingham, AL 35209
205.879.5959

EXHIBIT "A"

[Legal Description]

Lot 1, according to the Survey of Taranis Subdivision, a commercial subdivision, as recorded in Map Book 43, Page 23, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH a nonexclusive easement for ingress and egress as set forth in that certain Declaration of Reciprocal Access Easement by and between Aliant Bank and First Unity Security Bank dated July 5, 2012 and recorded in Inst. #20120918000355130.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2017 02:19:57 PM
\$21.00 CHERRY
20170502000151440

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.