

PARTIAL RELEASE OF LAND FROM MORTGAGES

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the undersigned, **ServisFirst Bank** (the "Mortgagee"), is the owner and holder of record of that certain Mortgages executed by **Newcastle Development, LLC**, an Alabama limited liability company, (the "Mortgagor"), as follows:

That certain Mortgage between **Newcastle Development, LLC**, an Alabama limited liability company, and **ServisFirst Bank** in the amount of \$3,200,000.00, dated June 15, 2016, and recorded June 20, 2016 in Instrument No. 20160620000210370, in the Probate Office of Shelby County, Alabama and Amendment to Mortgage, Assignment of Rents and Security Agreement to advance an additional \$1,856,999.00 as recorded in Instrument No. 20170302000072010 along with UCC recorded in 20170302000072020, filed March 2, 2017 from **Newcastle Development, LLC**, debtor, to **ServisFirst Bank**, creditor, securing additional security to mortgage (hereinafter collectively referred to as the "Mortgages"), and

WHEREAS, for the consideration herein set out, Mortgagee has agreed to release from the lien of said Mortgage the hereinafter described land.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) paid to Mortgagee by Mortgagor on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, Mortgagee does hereby release, remise, convey and quitclaim unto the said Mortgagor, its successors and assigns from the lien, operation, and effect of said Mortgages, the land described in said Mortgages are described as follows, to wit:

Lots A-22, A-23, A-24, A-26, A-27, A-28, A-29, A-30, A-32, A-33, A-36 and A-37, according to the Survey of Griffin Park at Eagle Point Sector 1 Phase 1, as recorded in Map Book 48, Page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

The Property described herein above are hereby released from the Mortgage.

As to all other land described and conveyed in said Mortgages, the respective liens thereof shall remain in full force and effect unaffected by this release.

TO HAVE AND TO HOLD said tracts or parcels of land unto the said Mortgagor, its successors and assigns forever.

This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said lands free and clear of lien of said Mortgages.

IN WITNESS WHEREOF, Mortgagee has executed this instrument this 6th day of Feb., 2018.

ServisFirst Bank

By: [Signature] [SEAL]
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Clark Zinsmeister, whose name as Vice President, of **ServisFirst Bank** is signed to the foregoing Partial Release and who is known to me, acknowledged before me on this day that, being informed of the contents of said Partial Release, he as such officer and with full authority, executed the same voluntarily as the act of said corporation.

Given under my hand this the 6th day of Feb., 2018.

[NOTARIAL SEAL]

NOTARY PUBLIC
My Commission Expires: 4-13-20

This Instrument Prepared By:
Jeff W. Parmer
LAW OFFICES OF JEFF W. PARMER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/09/2018 01:26:13 PM
\$15.00 CHERRY
20180209000043460

[Signature]