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PARTREL 1/4

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

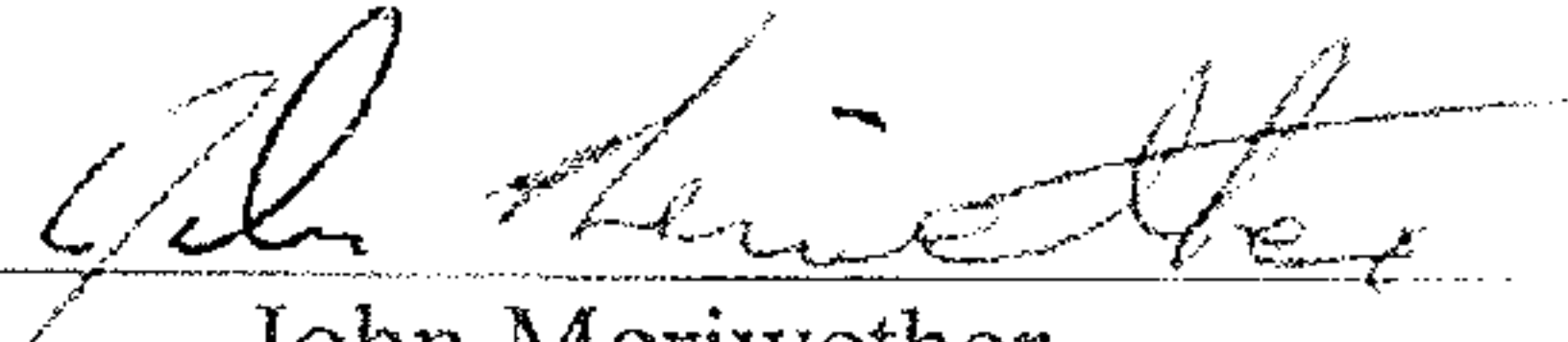
KNOW ALL MEN BY THESE PRESENTS, that for value received, the undersigned, **VALLEY NATIONAL BANK**, a National Banking Association, as successor in interest to USAmeribank (formerly known as ALIANT BANK, a division of USAmeriBank) (hereinafter "Mortgagee"), does hereby release the hereinafter particularly described property from the lien of that certain Open-End Mortgage and Assignment of Rents and Leases, by and between Blackridge Partners, LLC, an Alabama limited liability company, an Alabama limited liability company ("Borrower") and USAmeriBank in the original principal amount of \$5,877,300.00, recorded in Instrument No. 20151230000443740 in the Probate Office of Shelby County, Alabama on December 30th, 2015 and as the same was amended by the First Amendment to Open-End Mortgage and Assignment of Rents and Leases recorded in Instrument No. 20170929000356420 in the Probate Office of Shelby County, Alabama increasing the principal balance to \$11,077,300.00 and from each supplemental mortgages recorded thereafter, in the Probate Office of Shelby County, Alabama, the receipt of which is hereby acknowledged, the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to-wit:

See Attached **Exhibit "A"**

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, effect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned, **VALLEY NATIONAL BANK**, a National Banking Association, has caused these presents to be executed this 21st day of September, 2018.

VALLEY NATIONAL BANK,
a National Banking Association

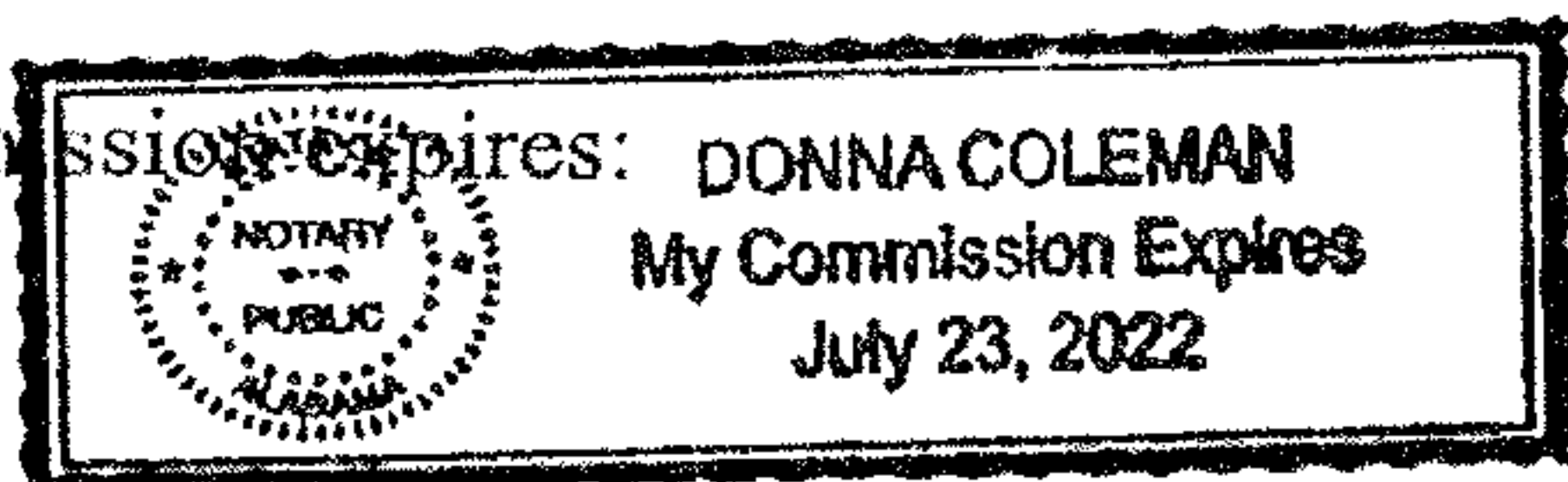
By: 
John Meriwether
Its: First Vice President

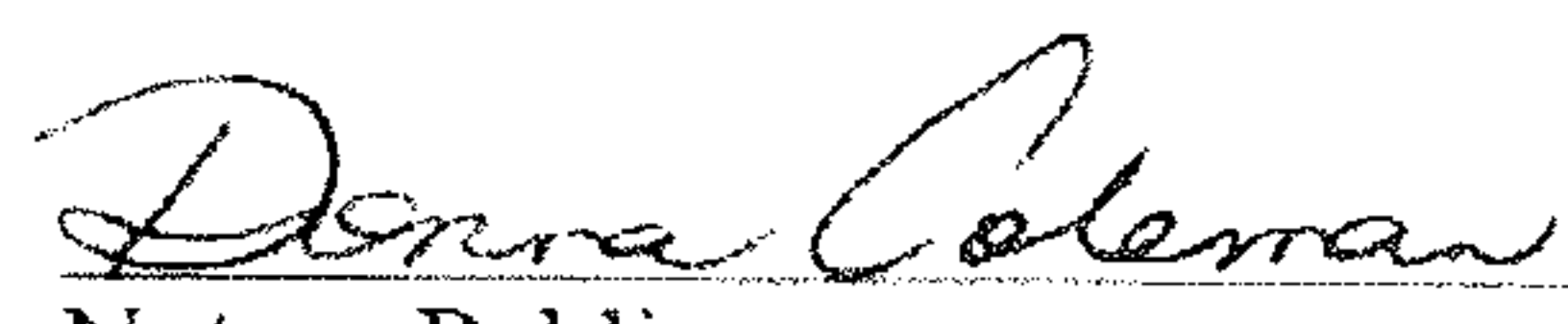
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County in said State, hereby certify that John Meriwether whose name as First Vice President of **VALLEY NATIONAL BANK**, a National Banking Association, is signed to the foregoing instrument, 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 voluntarily for and as the act of said corporation.

Given under my hand and official seal this 21st day of September, 2018.

My Commission Expires: DONNA COLEMAN




Notary Public

This instrument prepared by: Joshua L. Hartman, P. O. Box 846, Birmingham, AL 35201

EXHIBIT A

Parcel 1:

A parcel of land situated in the South 1/2 of Section 8, and the Northwest 1/4 of Section 17, all situated in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 3 inch capped pipe at the Northwest corner of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama and run S 88°41'14" E along the North line of said Section for a distance of 1603.23'; thence leaving said section line run S 01°18'46" W for a distance of 939.61' to the point of intersection of the North bank of the Cahaba River and the Northeasterly boundary of the CSX railroad right-of-way as shown on CSX Val Map 06036, said point being the POINT OF BEGINNING; thence leaving said North bank, run along said CSX right-of-way for the following calls; thence run N 55°20'36" W for a distance of 306.02'; thence run S 34°39'24" W for a distance of 25.00'; thence run along a curve to the right with an arc length of 229.81', a radius of 2591.53', a chord bearing of N 52°48'10" W, and a chord length of 229.73'; thence run along a curve to the right with an arc length of 1144.15', a radius of 1051.00', a chord bearing of N 19°04'31" W, and a chord length of 1088.48'; thence run along a curve to the right with an arc length of 229.82', a radius of 2591.53', a chord bearing of N 14°39'08" E, and a chord length of 229.74'; thence leaving said CSX right-of-way, run N 46°42'44" E for a distance of 718.93' to the Southwest corner of Lot 1043 according to the survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A&B in the Probate Office of Shelby County, Alabama; thence run along the rear of Lots 1043 through 1033 of the same survey for the following calls; thence run along a curve to the right with an arc length of 172.48', a radius of 825.00', a chord bearing of N 85°20'40" E, and a chord length of 172.16'; thence run S 88°39'59" E for a distance of 264.11'; thence run along a curve to the left with an arc length of 253.98', a radius of 350.00', a chord bearing of N 70°32'43" E, and a chord length of 248.44'; thence run N 49°45'25" E for a distance of 147.18'; thence run along a curve to the right with an arc length of 118.04', a radius of 325.00', a chord bearing of N 60°09'44" E, and a chord length of 117.40'; thence run N 70°34'03" E for a distance of 405.67' to the Southeast corner of said Lot 1033; thence run N 19°25'57" W for a distance of 150.00' along the East boundary of said lot to the Southeasterly right-of-way of Blackridge Lane as recorded on said survey; thence run along said right-of-way for the following calls; thence run N 70°34'03" E for a distance of 7.10'; thence run along a curve to the left with an arc length of 220.15', a radius of 325.00', a chord bearing of N 51°09'42" E, and a chord length of 215.97'; thence run N 31°45'21" E for a distance of 49.14'; thence leaving said right-of-way, run S 49°12'14" E for a distance of 249.72'; thence run S 88°47'42" E for a distance of 731.42' to the North bank of the Cahaba River; thence run in a Southwesterly direction along said North bank for a distance of 3,335', more or less, to the POINT OF BEGINNING.

Said parcel containing 85 acres, more or less.

All bearings in this legal description are based on State Plane Coordinates for the Alabama West Zone.

Parcel 2:

A parcel of land situated in the Southeast 1/4 of Section 5, and the Northeast 1/4 of Section 8, all situated in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 3 inch capped pipe at the Southeast corner of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and run N 1°05'03" W along the Eastern line of said Section for a distance of 517.96' to a point on the Southwestern boundary of the CSX railroad right-of-way on CSX Val Map 47-7, said point being the POINT OF BEGINNING; thence run along said right-of-way for the following calls; thence run N 29°43'43" W for a distance of 233.89'; thence run N 23°38'35" W for a distance of 240.17'; thence run N 66°21'25" E for a distance of 150.86'; thence run N 23°35'37" W for a

distance of 358.62' to the Southeast corner of Common Area C-3 according to the survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B; thence leaving said right-of-way, run N 89°04'51" W along the Southerly boundary of said common area for a distance of 121.14' to the Southeast corner of Lot 1 as shown on the survey of Blackridge Tower Lot, as recorded in Map Book 47, Page 27 in the Probate Office of Shelby County, Alabama; thence run N 89°04'51" W along the Southerly boundary of said common area for a distance of 110.00' to the Southwest corner of said lot, said point being on the Southerly boundary of said Common Area C-3; thence run along the boundary of said Common Area C-3 for the following calls; thence run N 89°04'51" W for a distance of 117.37'; thence run along a curve to the right with an arc length of 270.07', a radius of 975.00', a chord bearing of N 02°14'21" E, and a chord length of 269.21'; thence run N 10°10'29" E for a distance of 78.81'; thence run along a curve to the left with an arc length of 105.05', a radius of 275.00', a chord bearing of N 00°46'06" W, and a chord length of 104.41' to a point along the Southerly right-of-way of Blackridge Road according to said survey; thence leaving said Common Area C-3 boundary, run along said right-of-way for the following calls; thence run S 78°17'19" W for a distance of 50.00'; thence run along a curve to the left with an arc length of 64.91', a radius of 225.00', a chord bearing of N 19°58'35" W, and a chord length of 64.69' to the Southeasterly corner of Common Area C-4 according to said survey; thence run along the Southeasterly boundary of said Common Area C-4 and Lots 1001 through 1012 of the same survey for the following calls; thence run S 34°39'26" W for a distance of 417.04'; thence run S 18°16'47" W for a distance of 130.29'; thence run S 14°52'05" W for a distance of 340.11'; thence run S 43°23'41" W for a distance of 366.58'; thence run S 15°42'39" W for a distance of 88.31'; thence run S 10°20'33" W for a distance of 120.57'; thence run S 24°24'17" E for a distance of 103.02' to the Southeasterly corner of said Lot 1012; thence run S 64°32'23" W for a distance of 150.07' along the Southeasterly boundary of said lot to the Easterly right-of-way of Blackridge Drive according to said survey; thence run along a curve to the right with an arc length of 335.30', a radius of 260.00', a chord bearing of S 11°29'03" W, and a chord length of 312.54' to the Northerly corner of Lot 1016 according to said survey; thence leaving said right-of-way, run S 41°34'16" E along the Northeasterly boundary of said lot for a distance of 150.00'; thence run along the rear boundary of Lots 1016 through 1027 of the same survey for the following calls; thence run S 48°25'44" W for a distance of 47.15'; thence run S 61°32'58" W for a distance of 229.60'; thence run S 40°03'18" E for a distance of 360.80'; thence run along a curve to the right with an arc length of 336.09', a radius of 350.00', a chord bearing of S 12°32'45" E, and a chord length of 323.32'; thence run S 14°57'48" W for a distance of 296.89'; thence run along a curve to the left with an arc length of 205.80', a radius of 325.00', a chord bearing of S 03°10'40" E, and a chord length of 202.38'; thence run S 21°19'07" E for a distance of 146.63' to the Southeast corner of said Lot 1027; thence leaving said lot, run along a curve to the right with an arc length of 106.23', a radius of 200.00', a chord bearing of S 63°49'15" E, and a chord length of 104.99'; thence run S 88°54'21" E for a distance of 232.02'; thence run N 16°26'25" E for a distance of 817.04'; thence run N 26°12'25" E for a distance of 709.63'; thence run N 10°03'31" E for a distance of 569.92'; thence run S 80°48'45" E for a distance of 312.98' to the POINT OF BEGINNING.

Said parcel containing 52.5 acres, more or less.

All bearings in this legal description are based on State Plane Coordinates for the Alabama West Zone.

Parcel 3:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 4, and the East 1/4 of Section 8, and the West 1/2 of Section 9, all situated in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 3 inch capped pipe at the Northeast corner of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama, thence run S 0°07'43" W for a distance of 1943.04' along the East line of said Section 8; thence leaving said East line, run N 89°52'17" W for a distance of 905.98' to a point on the Northern bank of the Cahaba River, said point being the POINT OF BEGINNING; thence run N 34°06'36" E for a distance of 181.08'; thence run N 17°13'36" E for a distance of 260.07'; thence run along a curve to the left with an arc length of 150.73', a radius of 200.00', a chord bearing of N 79°43'20" E, and a chord length of 147.18'; thence run N 58°07'56" E for a distance of 68.23'; thence run along a curve to the right

with an arc length of 45.43', a radius of 150.00', a chord bearing of N 66°48'29" E, and a chord length of 45.25'; thence run N 14°30'58" W for a distance of 50.00'; thence run N 19°28'10" E for a distance of 1499.94' to the POINT OF COMMENCEMENT; thence run N 15°29'19" E for a distance of 314.17' to a point on the Southwestern boundary of the CSX railroad right-of-way as shown on CSX Val Map 47-7; thence run along said right-of-way for the following calls; thence run S 23°32'54" E for a distance of 130.17'; thence run N 66°27'06" E for a distance of 166.43'; thence run along a curve to the left with an arc length of 290.00', a radius of 5804.65', a chord bearing of S 28°30'51" E, and a chord length of 289.97'; thence run N 89°20'42" W for a distance of 47.79'; thence run along a curve to the right with an arc length of 685.14', a radius of 2807.93', a chord bearing of S 14°26'28" E, and a chord length of 683.44'; thence run S 06°47'22" E for a distance of 98.02'; thence run S 06°27'40" E for a distance of 1688.57'; thence run S 08°00'57" E for a distance of 235.53'; thence run along a curve to the left with an arc length of 670.19', a radius of 1489.68', a chord bearing of S 23°58'07" E, and a chord length of 664.55'; thence run S 39°55'16" E for a distance of 235.53'; thence run S 41°28'33" E for a distance of 185.68' to the point of intersection of said right-of-way and the Northern bank of the Cahaba River; thence leaving said right-of-way, run in a Westerly, thence Northerly, thence Northwesterly direction along said Northern bank of the Cahaba River for a distance of 3,823', more or less, to the POINT OF BEGINNING.

Said parcel containing 102 acres, more or less.

ALSO:

Lots 1012; 1016; 1017; 1018; 1020; 1021, 1024; 1025; 1026; 1027; 1075; 1086; 1087; 1088; 1089 and 1092, according to the Survey of Blackridge Phase 1 A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Lots 1028; 1029; 1030; 1031; 1032; 1033; 1034; 1036; 1037; 1038; 1039; 1041; 1042; 1043; 1044; 1046; 1048; 1056; 1059; 1060; 1061 & 1062, according to the Survey of Blackridge Phase 1 B, as recorded in Map Book 48, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Lots 1098; 1099; 1100; 1101; 1102; 1103; 1104; 1105; 1106; 1107; 1108; 1109; 1110; 1111; 1112; 1113; 1114; 1115; 1116; 1117; 1118; 1119; 1120; 1121; 1122; 1123; 1124; 1126; 1127; 1128; 1129; 1130; 1131; 1132; 1133; 1134; 1135; 1136; 1137 & 1138, according to the Survey of Blackridge Phase 1 C, as recorded in Map Book 49, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

Lots 1013; 1014 & 1015, according to the Survey of Blackridge Phase 1D as recorded in Map Book 49, Page 98, in the Probate Office of Shelby County, Alabama. (Plat to be recorded in the Probate Office of Shelby County, Alabama).



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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 \$25.00 CHERRY
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Allen S. Bayl