

**PARTIAL SATISFACTION OF MORTGAGE AND SECURITY AGREEMENT,  
ASSIGNMENT OF RENTS AND LEASES**

MORTGAGOR: Sawabe Properties, LLC  
Cahaba Beach Investments, LLC  
Ross Bridge Flats, LLC  
3545 Market Street  
Birmingham, Alabama 35226

MORTGAGE AND SECURITY AGREEMENT (as recorded):  
COUNTY OF RECORD: Shelby  
DATE RECORDED: 09/06/2018  
DOCUMENT # 20180906000320660

ASSIGNMENT OF RENTS AND LEASES (as recorded):  
COUNTY OF RECORD: Shelby  
DATE RECORDED: 9/6/2018  
DOCUMENT # 20180906000320670

State of Alabama  
County of Shelby

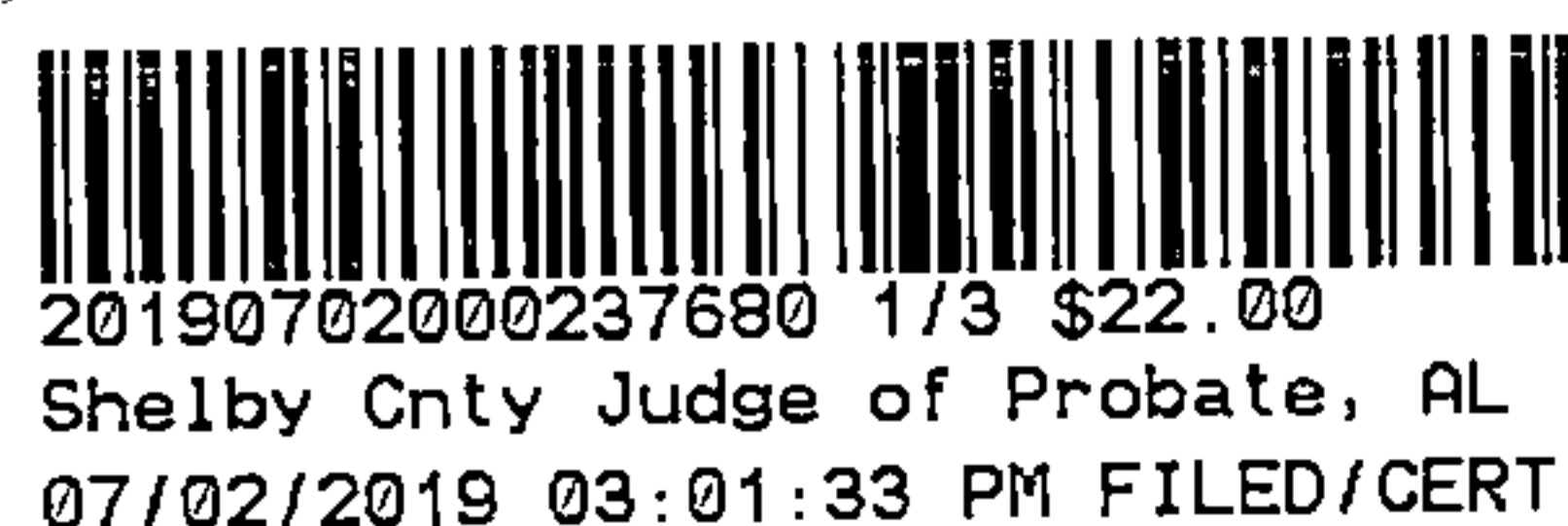
KNOW ALL MEN BY THESE PRESENTS: That

**WHEREAS**, Mortgagor has heretofore executed the Mortgage and Security Agreement referenced above in favor of SouthPoint Bank ("Mortgagee") to secure indebtedness identified therein the principal amount of \$1,312,000.00 owed by Mortgagor or another to Mortgagee; and

**WHEREAS**, Mortgagor has requested that Mortgagee surrender the real property described below unto the Mortgagor, and hold and retain the residue of the mortgaged real property identified in the Mortgage and Security Agreement and any amendment thereto to secure all indebtedness remaining due thereunder.

**NOW, THEREFORE**, in consideration of \$150,000.00 paid by Mortgagor to Mortgagee, Mortgagee does hereby grant, release and quitclaim unto Mortgagor, all of that part of the mortgaged real property described as follows:

**SEE EXHIBIT A**



Together with all right, title, and interest of Mortgagee pursuant to the Mortgage and Security Agreement in and to the buildings, improvements, fixtures, easements, rights of way, appurtenances, royalties and profits thereunder belonging.

All other real property and other property described in the Mortgage and Security Agreement any amendment thereto shall remain subject to the lien thereof.

**TO HAVE AND TO HOLD** the real property hereby released and quitclaimed to Mortgagor, and to the heirs, successors, and assigns of Mortgagor forever.

**IN WITNESS WHEREOF**, Mortgagee has caused this Partial Satisfaction of Mortgage and Security Agreement to be executed by its duly authorized officer or representative, this 25th day of June, 2019.

Mortgagee: SouthPoint Bank

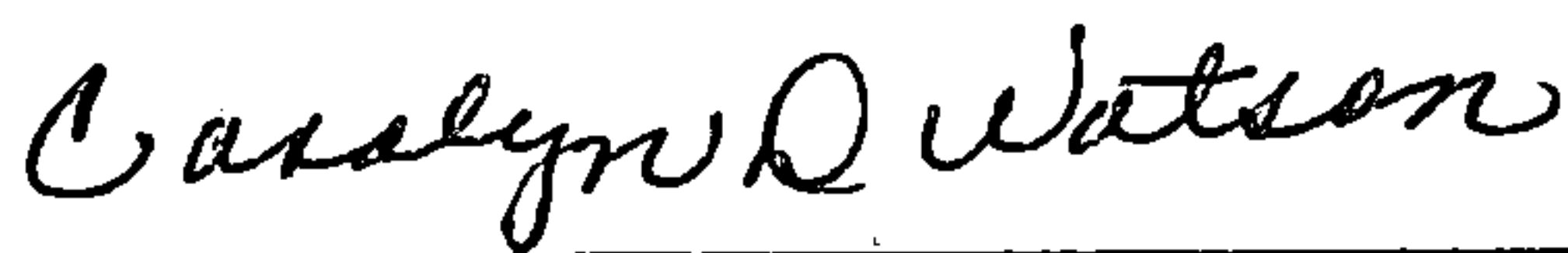


Mike Woodall, Chief Executive Officer

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Carolyn D Watson a Notary Public in and for said County, in said State, hereby certify that Mike Woodall, whose name as Chief Executive Officer of SouthPoint Bank, a corporation, is signed to the foregoing conveyance, Howe Myers, as such office and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

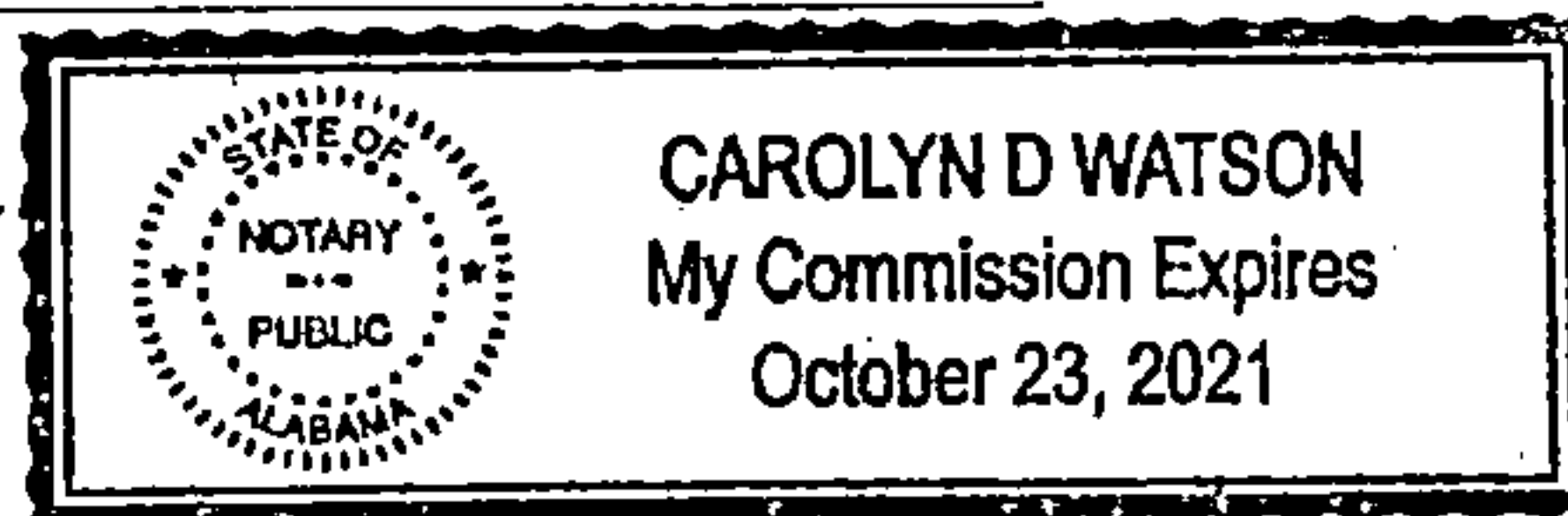
Given under my hand and official seal, this 25th day of June, 2019.



(Notary Public)

My commission expires: \_\_\_\_\_

This Instrument Prepared By  
Suzann Y Allen  
SouthPoint Bank  
3501 Grandview Parkway  
Birmingham, Alabama 35243



20190702000237680 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/02/2019 03:01:33 PM FILED/CERT



## CHICAGO TITLE INSURANCE COMPANY

### EXHIBIT A

The Land is described as follows:

Unit 121, Building 1, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, the First Amendment to Declaration as recorded in Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

Unit 122, Building 1, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, the First Amendment to Declaration as recorded in Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

20190702000237680 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

AMERICAN  
LAND TITLE  
ASSOCIATION



File No.: 4285P-19