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05/12/2021 10:58:13 AM
PARTREL 1/3

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This instrument was prepared by Laura Ellison, 2100 SouthBridge Parkway, Ste. 385, Birmingham, AL 35209

**PARTIAL RELEASE OF
ASSIGNMENT OF LEASES AND
RENTS**

CommerceOne Bank, which is organized and existing under the laws of Alabama and holder of that certain Assignment of Leases and Rents ("Assignment") made and executed by Own Alabama Portfolio I, LLC, First Avenue Design Studio LLC, Doug Baker Center LLC and 1805 McCain LLC as Borrower, and CommerceOne Bank, as Lender on February 1, 2019, to secure the debt or other obligation in the amount of \$5,900,000.00, certifies that, for value received, the Assignment recorded on February 6, 2019, in the Judge of Probate for Shelby County, Alabama and indexed as Inst # 20190206000038960, Pages 1-13 has been partially complied with and is released as to the following described Property:

See Exhibit "A" attached hereto and made a part hereof.

It is understood that this partial release shall not affect or impair the security of the Mortgage upon any portion of any premises except the premises described in this instrument.

LENDER:

CommerceOne Bank

By Tracy Corcoran Date 5-12-21 (Seal)
Tracy Corcoran, SVP



ACKNOWLEDGMENT.

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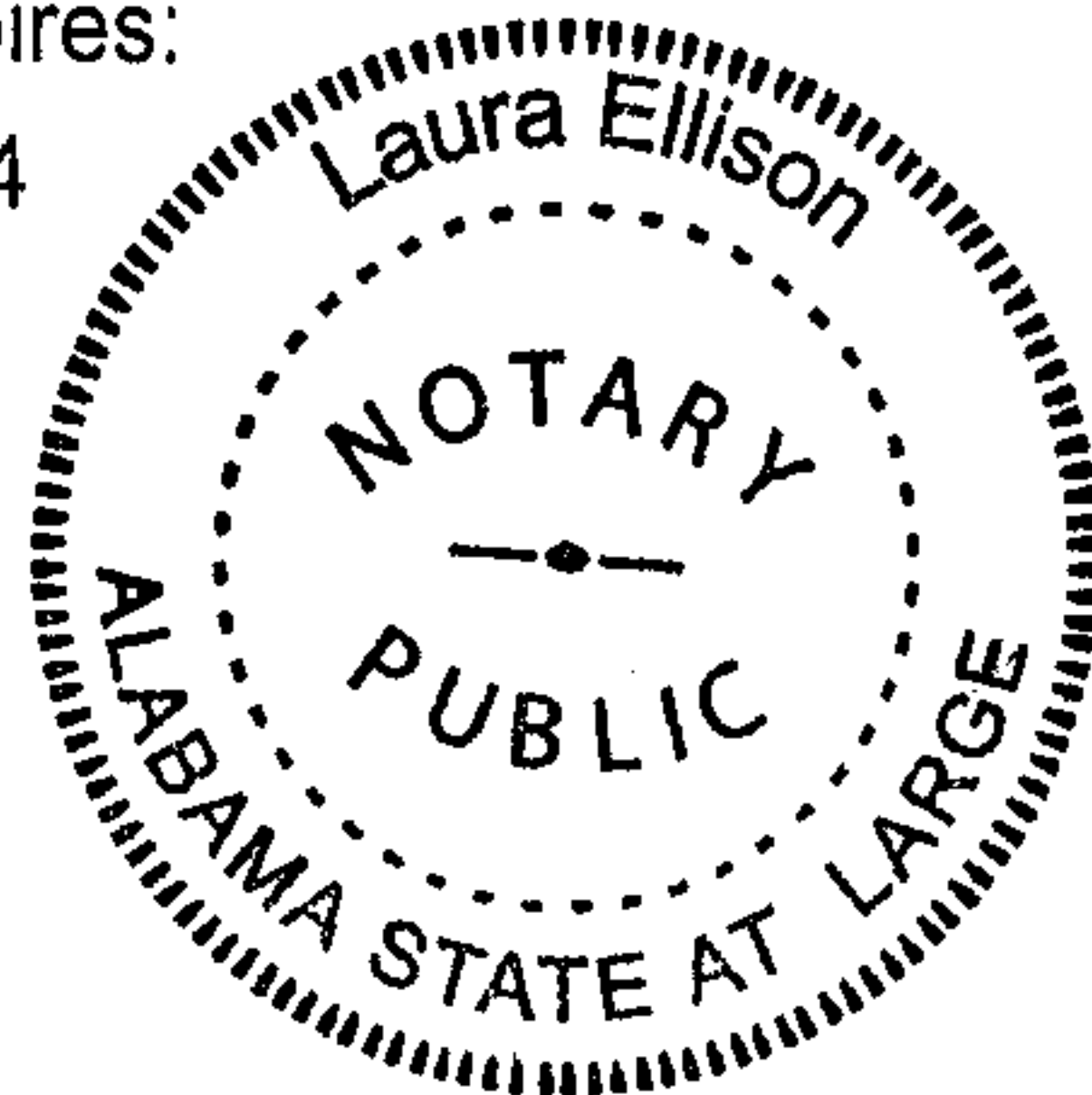
(Lender Acknowledgment)

STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Laura Ellison, a notary public, in and for said County in said State, hereby certify that Tracy Corcoran, whose name(s) as SVP of CommerceOne Bank, a corporation, is/are 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/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 12th day of May 2021.

My commission expires:

March 2, 2024



Laura Ellison
(Notary Public)
Laura Ellison

EXHIBIT "A"
LEGAL DESCRIPTION

First Avenue Legal

Lot 1, according to the Lakeview Land Resurvey Number 2, a Non-Residential Subdivision, as recorded in Map Book 216, Page 17, in the Probate Office of Jefferson County, Alabama.

1805 McCain Legal

One parcel of land located in the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NE 1/4 of said Section 25; thence S 0 deg-00'00" W along the east line of said Section a distance of 305.77'; thence N 88 deg-47'10" W a distance of 154.47'; thence S 0 deg-00'00" W a distance 139.65' to the POINT OF BEGINNING; thence continue along last described course a distance of 107.0'; thence S 45 deg-00'00" W a distance of 97.93'; thence S 0 deg-00'00" W a distance of 54.28'; thence N 88 deg-47'10" W a distance of 243.57' to the easterly R.O.W. line of McCain Parkway (50' R.O.W.); thence N 1 deg-32'02" E along said R.O.W. line a distance of 173.69' to the beginning of a curve to the right having a radius of 365.0' and a central angle of 4 deg-31'51" and subtended by a chord which bears N 3 deg-47'57" E a distance of 28.86'; thence along the arc of said curve and said R.O.W. line a distance of 28.86'; thence leaving said R.O.W. line N 85 deg-42'54" E a distance of 307.06' to the POINT OF BEGINNING.

Containing 1.40 acres, more or less.

1805 McCain Legal

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows

Commence at the NE corner of the NE 1/4 of said Section 25; Thence South 0 deg. 00 min. 00 sec. West along the east line of said Section a distance of 305.77 feet, thence North 88 deg. 47 min. 10 sec. West a distance of 154.47 feet to the Point of Beginning; thence North 0 deg 00 deg. 00 sec. East a distance of 40.75 feet; Thence North 88 deg. 47 min. 10 sec. West a distance of 233.99 feet to a point on the easterly right of way line of McCain Parkway (50' R.O.W.), said point also lying on a curve to the right having a radius of 302.04 feet, a central angle of 14 deg. 08 min. 44 sec. and subtended by a chord which bears South 22 deg. 06 min. 20 sec. West a chord distance of 74.38 feet, thence along the arc of said curve and said right of way line a distance of 74.57 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 365.00 feet, a central angle of 23 deg. 06 min. 49 sec. and subtended by a chord which bears South 17 deg. 37 min. 17 sec. West a chord distance of 146.25 feet; thence along the arc of said curve and said right of way line a distance of 147.24 feet; thence leaving said right of way line, North 85 deg. 42 min. 54 sec. East a distance of 307.06 feet; thence North 0 deg. 00 min. 00 sec. East a distance of 139.65 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2021 10:58:13 AM
\$30.00 JOANN
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Allen S. Bayl