

This instrument prepared by:
Jared C. Batte, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

**PARTIAL RELEASE OF MORTGAGE AND
FIXTURE FILINGS**

This **PARTIAL RELEASE OF MORTGAGE AND FIXTURE FILINGS** (this "Instrument") is executed and delivered on this 1st day of April, 2022 by **GREEN ROCK 2019 STRATEGIC FUND, LLC**, a Delaware limited liability company ("Lender"), to **TCG KOSLIN, LLC**, a Delaware limited liability company ("TCG Koslin"), and **TCG CHELSEA ACRES, LLC**, a Delaware limited liability company ("TCG Chelsea Acres") and together with TCG Koslin, collectively, "Borrower").

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Lender does hereby release and discharge the real estate described on Exhibit A hereto (the "Property") from the lien and operation of that certain Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement, dated February 21, 2020, executed and delivered by Borrower, and recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office") as Instrument No. 20200224000072250 (the "Mortgage"), that certain UCC-1 Financing Statement recorded as a fixture filing in the Probate Office as Instrument No. 20200224000072260 (the "Chelsea Acres Fixture Filing"), and that certain UCC-1 Financing Statement recorded as a fixture filing in the Probate Office as Instrument No. 20200224000072270 (the "Koslin Fixture Filing") and together with the Chelsea Acres Fixture Filing, collectively, the "Fixture Filing").

It is understood and agreed, however, that the execution and delivery of this Instrument shall in no wise operate to release or impair the lien or security of the Mortgage or the Fixture Filing upon the property remaining subject thereto.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has caused its duly authorized officer to execute this instrument as of the date above first written.

GREEN ROCK 2019 STRATEGIC FUND, LLC,
a Delaware limited liability Company

By: [Signature]
Name: Kevin Price
Its: PM

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Kevin Price as the PM for GREEN ROCK 2019 STRATEGIC FUND, LLC, a Delaware limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, s/he has executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this the 31 day of March, 2022.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires Nov 5, '23



Exhibit A

Legal description of the Property

Commence at the Southwest corner of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 02° 08' 04" West along the West boundary of said Section 5 for a distance of 2672.5 feet to a point on the Southerly right-of-way of Highway No. 22; thence proceed South 89° 27' 40" East along the Southerly right-of-way of said Highway No. 22 for a distance of 131.21 feet to the point of beginning. From this beginning point proceed South 89° 35' 25" East along the Southerly right-of-way of said Highway No. 22 for a distance of 56.90 feet; to the P. C. of a concave curve left having an arc distance of 200.47 feet and a radius of 11509.18 feet; thence proceed Northeasterly along the curvature of said curve and along the Southerly right-of-way of Highway 22 for a chord bearing and distance of North 89° 26' 22" East, 200.47 feet to the P. T. of said curve being a point on the flare back right-of-way of said Highway No. 22; thence proceed South 52° 47' 27" East along the said flare back right-of-way for a distance of 148.44 feet to a point on the Westerly right-of-way of Shelby County Road No. 12; thence proceed Southwesterly along the Westerly right-of-way of said Shelby County road No. 12 and along the curvature of a concave curve right having an arc distance of 244.78 feet and a radius of 693.97 feet for a chord bearing and distance of South 14° 12' 38" West, 243.51 feet to the P. T. of said curve; thence proceed South 72° 50' 44" West along the flare back right-of-way of said Shelby County Highway 12 for a distance of 33.87 feet to a point on the Northerly right-of-way of Koslin Loop; thence proceed North 59° 34' 34" West along the Northerly right-of-way of said Koslin Loop for a distance of 50.05 feet to the P. C. of a concave curve left having an arc distance of 317.88 feet and a radius of 1225.00 feet; thence proceed Northwesterly along the Northerly right-of-way of Koslin Loop and along the curvature of said curve for a chord bearing and distance of North 67° 00' 36" West, 316.98 feet; thence proceed North 15° 33' 22" East for a distance of 192.15 feet to the point of beginning, containing 100,602.87 square feet.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 01:49:35 PM
\$28.00 CHERRY
20220401000133900

Allen S. Bayl