

This instrument prepared by
Austin A. Averitt
Butler Snow LLP
One Federal Place
1819 Fifth Avenue North, Suite 1000
Birmingham, Alabama 35203
(205) 297-2200

After recording return to:
Mavrides, Moyal, Packman & Sadkin, LLP
276 Fifth Avenue, Suite 404
New York, New York 10001
Attention: Eric Sadkin, Esq.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

PARTIAL RELEASE FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that effective as of September 22, 2023, the undersigned, MAXIM CREDIT GROUP, LLC, a New York limited liability company ("Mortgagee"), is the present owner and holder of the indebtedness advanced to SPRING ROCK BRIDGE PROPERTY OWNER LLC, a Delaware limited liability company ("Mortgagor"), which is secured by that certain COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING executed by Mortgagor in favor of Mortgagee dated as of August 11, 2023, and recorded on August 23, 2023 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20230823000254140 (as amended, "Mortgage").

By execution of this Partial Release from Mortgage, Mortgagee does hereby release the real property described in Exhibit A attached hereto and incorporated herein by this reference, from the lien of the Mortgage. The foregoing Partial Release from Mortgage is being given by Mortgagee in order to facilitate Mortgagor's lien free transfer of the property described in Exhibit A, but shall not otherwise be deemed to alter, diminish, extinguish or satisfy the indebtedness of Mortgagor or any other party to Mortgagee, and does not release any real property other than the real property described in Exhibit A.

Except as expressly set forth above, the Mortgage shall remain in full force and effect.

[Signature on following page]

IN WITNESS WHEREOF, this instrument was executed signed and delivered by the undersigned on this 29th day of September, 2023.

MAXIM CREDIT GROUP, LLC,
a New York limited liability company

By: [Signature]
Name: Adam Orsh
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

I, Josh Greene, the undersigned Notary Public in and for said County, in said State, hereby certify that Adam Orsh, whose name as the Authorized Signatory of MAXIM CREDIT GROUP, LLC, is signed to the foregoing agreement, 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 for and as the act of said bank.

Given under my hand and official seal this 29th day of September, 2023.

[Signature]
Notary Public

[AFFIX SEAL]

My Commission Expires: 10-03-2024

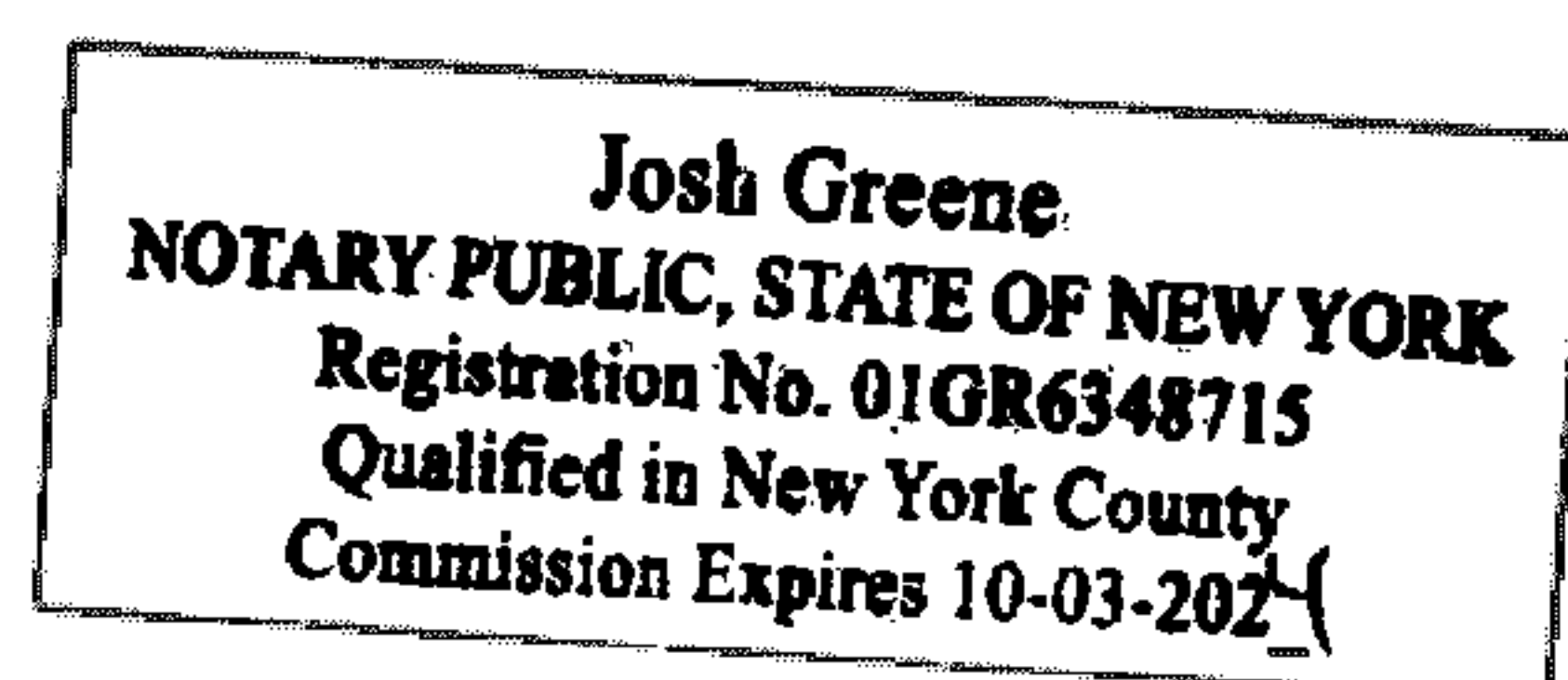


EXHIBIT A**LEGAL DESCRIPTION**

The land referred to is situated in the City of Calera, County of Shelby, State of Alabama, and is further described as follows:

Lot 76, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

For Information Only:

Property No.:	Property Address:	Parcel ID No.:	Lot No.:
6	279 Creek Run Way, Calera, AL	35 2 10 0 002 026.000	76



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2023 01:34:57 PM
\$28.00 PAYGE
20230927000289630

Allie S. Bayl