

This instrument prepared by:
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Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

PARTIAL RELEASE OF MORTGAGE

THIS INDENTURE, made and entered into this 27th day of June, 2024, by and between
CHELSEA PARK HOLDING, LLC, a Delaware limited liability company (“Mortgagor”), and
BRYANT BANK, an Alabama state banking corporation (“Mortgagee”).

WITNESSETH:

WHEREAS, on the 26th day of May, 2021, Mortgagor executed and delivered in favor of
Mortgagee a certain Mortgage to secure the payment of the sum of Two Million Three Hundred
Thirteen Thousand Six Hundred Seventy-Seven and No/100 Dollars (\$2,313,677.00) (the
“Mortgage”), which Mortgage was, on the 27th day of May, 2021, duly recorded in the Office of
the Judge of Probate of Shelby County, Alabama, in Instrument 20210527000261750, as
amended by that certain Amendment to Mortgage and Security Agreement dated December 22,
2021 and recorded on December 29, 2021 as Instrument 20211229000611310 with the Shelby
County Judge of Probate, as further amended by that certain Second Amendment to Mortgage
and Security Agreement dated March 27, 2024 and recorded on March 28, 2024 as Instrument
20240328000085410 with the Shelby County Judge of Probate;

WHEREAS, Mortgagor has requested Mortgagee to release from the lien and effect of said Mortgage the property hereinafter described;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the Mortgagee hereby releases from the lien and effect of said Mortgage the following portion of said mortgaged premises situated in Shelby County, Alabama , to-wit:

Lot 19-08, according to the survey of Chelsea Park 19th and 20th Sectors Phase One as recorded in Map Book 55, page 96, in the Probate Office of Shelby County, Alabama.

Lots 2347, 2348, 2349, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2370, 2371, 2372, 2373, 2374, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, according to the survey of Chelsea Park 23rd Sector 1st Phase as recorded in Map Book 58, page 64A-64C, in the Probate Office of Shelby County, Alabama.

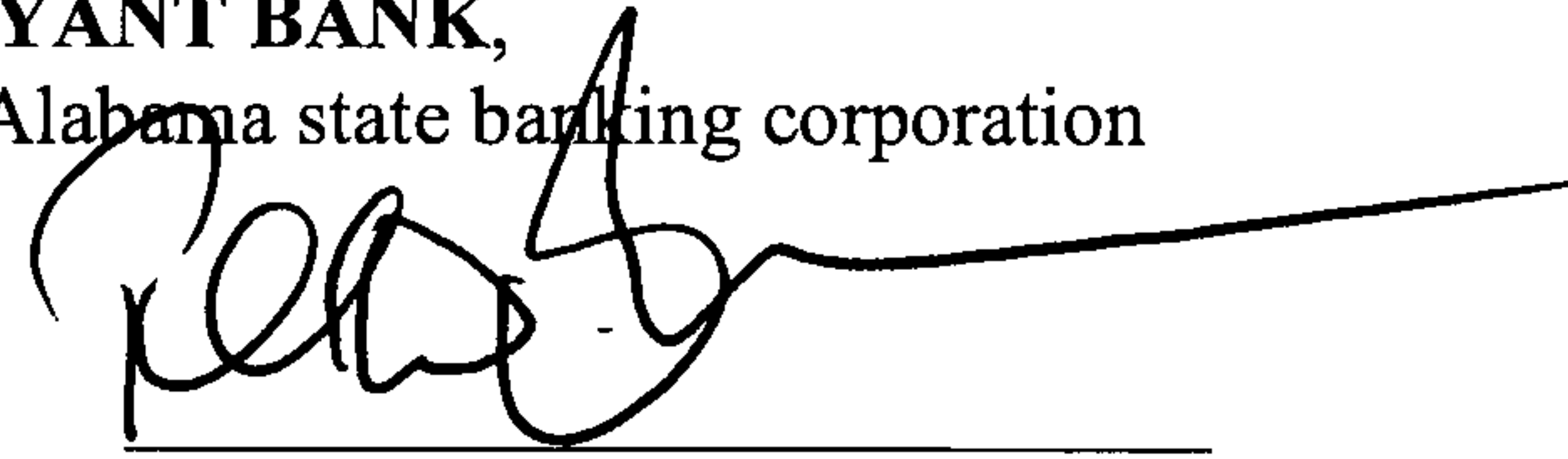
FURTHERMORE, in consideration of such payment, the Mortgagee does hereby release, remise and forever quitclaim to Mortgagor, its successors and assigns, the above described premises, together with all tenements, hereditaments and appurtenances thereto, but it is expressly reserved and stipulated that the Mortgagee shall retain its lien on the remaining balance of the premises described in said Mortgage to secure the remaining principal sum unpaid, according to the terms and provisions of said Mortgage.

IN WITNESS WHEREOF, the Mortgagee has executed this instrument, all on the day
and year first above written.

MORTGAGEE:

BRYANT BANK,
an Alabama state banking corporation

By:



Randall W. Jordan
Its Market President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Randall W. Jordan, whose name as Market President of Bryant Bank, an Alabama state banking corporation, 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 said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

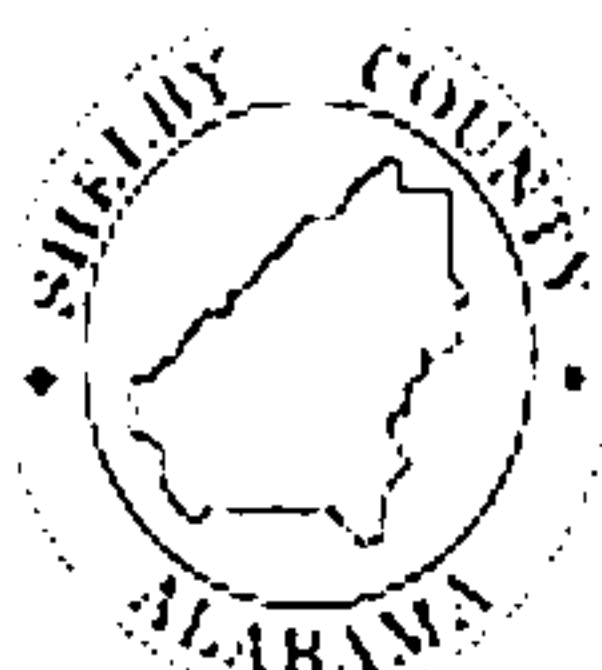
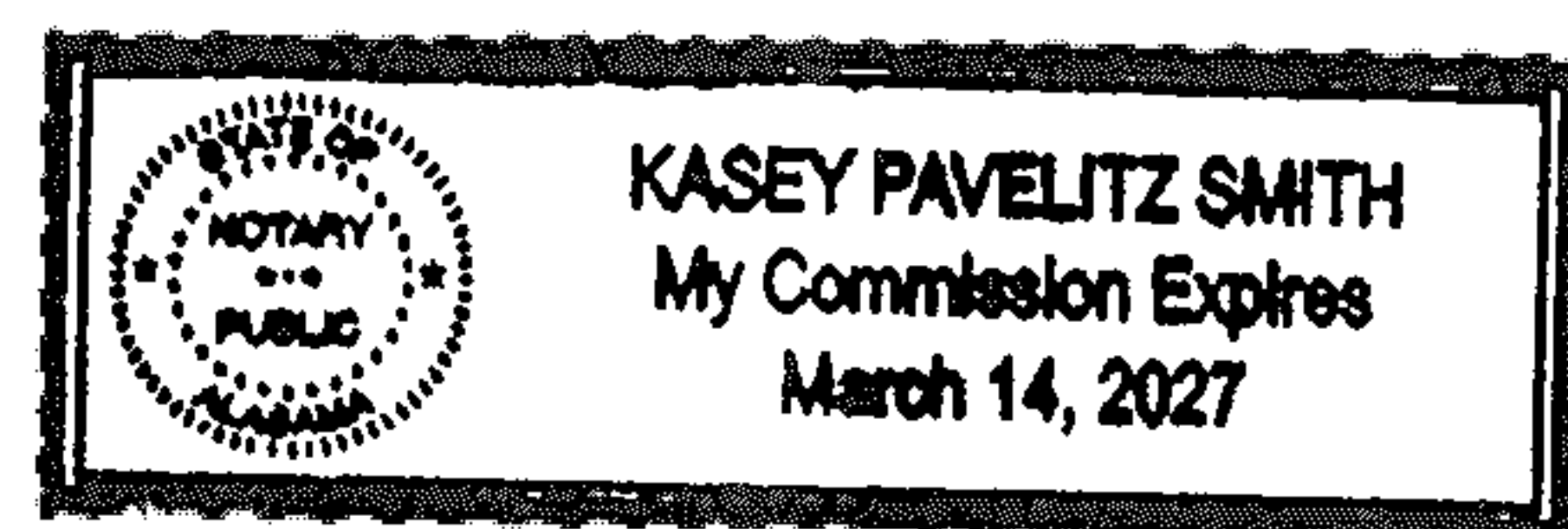
Given under my hand and official seal this 27th of JUNE, 2024.



Notary Public

My commission expires: March 14, 2027

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 12:27:39 PM
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Allen S. Bayl