

THIS INSTRUMENT PREPARED BY:
Jeff W. Panner
Law Offices of Jeff W. Panner, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

PARTIAL RELEASE FROM NON-ENCUMBRANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that effective as of July ___, 2024, the undersigned, **SYNOVUS BANK**, a Georgia state banking corporation (together with its successors or assigns, the “**Bank**”), is the owner and holder of the indebtedness advanced to **SPARTAN VALUE INVESTORS, LLC**, an Alabama limited liability company, **SPARTAN INVEST, LLC**, an Alabama limited liability company, **CORINTH CONSTRUCTION, LLC**, an Alabama limited liability company (individually and collectively, the “**Borrowers**”) which is secured by, among other things, that certain Non-Encumbrance Agreement dated as of May 29, 2020 delivered by Borrowers in favor of Bank and filed for record May 15, 2024 with the Probate Office of Shelby County, Alabama, recorded in Instrument No. 20240515000143340 (as amended, collectively, the “**Non-Encumbrance Agreement**”).

By execution of this Partial Release, Bank does hereby release the real property described in **Exhibit A** attached hereto and incorporated herein by this reference, from the lien of the Non-Encumbrance Agreement. The foregoing Partial Release is being given by Bank in order to facilitate Borrower’s lien-free sale and transfer of the property described in **Exhibit A**, but shall not otherwise be deemed to alter, diminish, extinguish or satisfy the indebtedness of Borrower or any other party to Bank.

Except as expressly set forth above, the Non-Encumbrance Agreement and all other Loan Documents (as defined in the Non-Encumbrance Agreement) shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal effective as of the date first set forth above.

SYNOVUS BANK, a Georgia state banking corporation

By: 

Name: Michael W. Crane

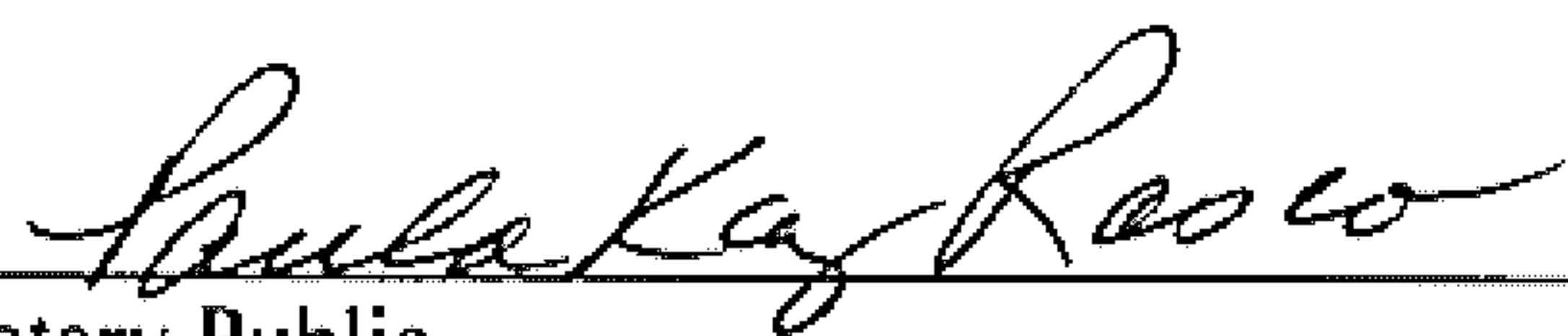
Its: SVP

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Paula Kay Rasco undersigned Notary Public in and for said County, in said State, hereby certify that Michael W. Crane, whose name as SVP of SYNOVUS BANK, a Georgia state banking corporation, 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 state banking corporation.

Given under my hand and official seal this 1 day of July 2024.


Notary Public

My commission expires: 10/12/2026

[AFFIX SEAL]

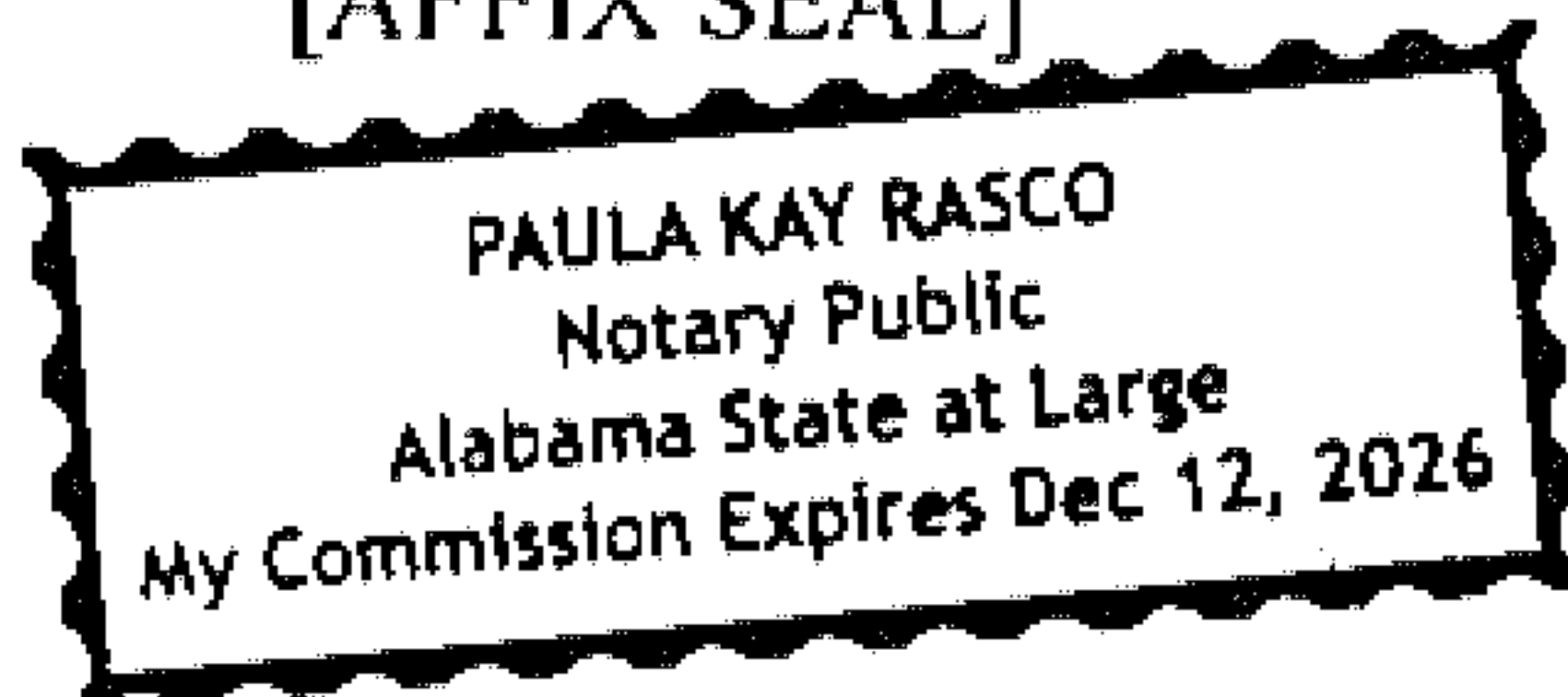
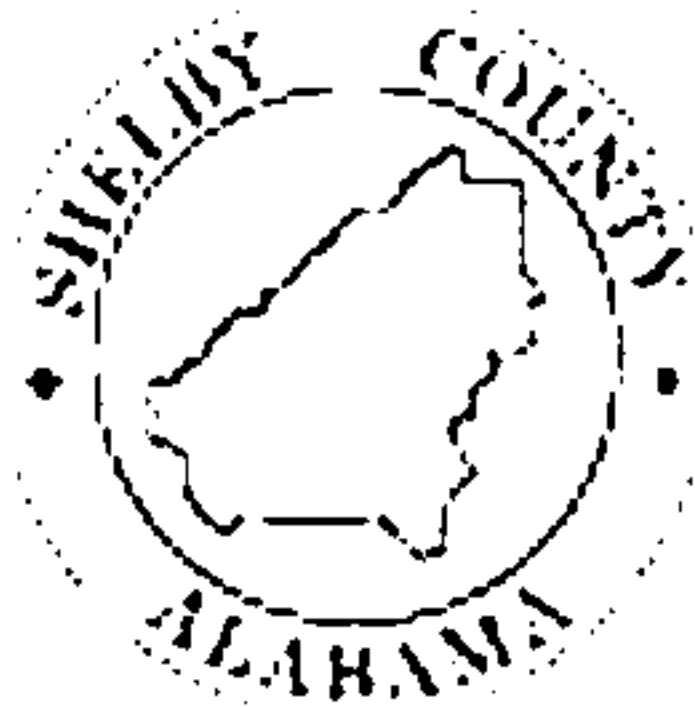


EXHIBIT A

LEGAL DESCRIPTION

Property Address: 613 Crosscreek Trail, Pelham, AL 35124

Lot 11, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2024 08:06:13 AM
\$29.00 LAURA
20240709000205030**

Allie S. Bayl