

State of Alabama

Space above This Line for Recording Data

RELEASE OF CONSTRUCTION MORTGAGE

DATE AND PARTIES. The date of this Release of Construction Mortgage is September 6, 2024, and the parties and their addresses are as follows:

LENDER/GRANTOR: M1 Bank
112 S Hanley Ste 120
Clayton, Missouri 63105

BORROWER/GRANTEE: CGP Alabaster (Montevallo Rd) TB LLC, a Delaware
limited liability company
361 Summit Blvd Ste 110
Birmingham, Alabama 35243

LEGAL DESCRIPTION OF PROPERTY.

The legal description of the property is on page (s) 2.

RELEASE OF CONSTRUCTION MORTGAGE. M1 Bank, which is organized and existing under the laws of the state of Missouri and holder of that certain Construction Mortgage made and executed by CGP Alabaster (Montevallo Rd) TB, LLC a Delaware limited liability company, for the use and benefit of M1 Bank, on February 23, 2024 certifies that the Construction Mortgage has been fully paid, satisfied or otherwise. The Construction Mortgage was recorded in the Office of Shelby County on March 15, 2024 at 01:43:19 PM as 20240315000072410.

For value received and the Construction Mortgage having been complied with, the undersigned releases the Construction Mortgage and all of its right, title and interest in the Property described as follows:

20240315000072410 03/15/2024 01:43:19 PM MORT 9/9

Exhibit A- Legal Description

Lot 2, according to the Map of Tacala Alabaster Subdivision, a Resurvey of Lot 2 of Alex Commercial Complex and unplatted land as recorded in Map Book 59, Page 64, in the Probate Office of Shelby County, Alabama.

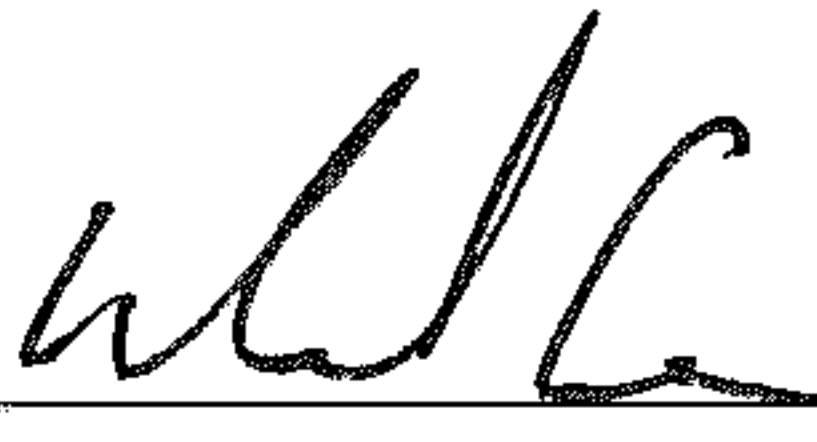


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2024 01:43:19 PM
\$3076.00 PAYGE
20240315000072410

Allen S. Bayl

See attached Exhibit "A"

LENDER: M1 Bank



David Carrion, SVP

ACKNOWLEDGMENT.
(Lender Acknowledgment)

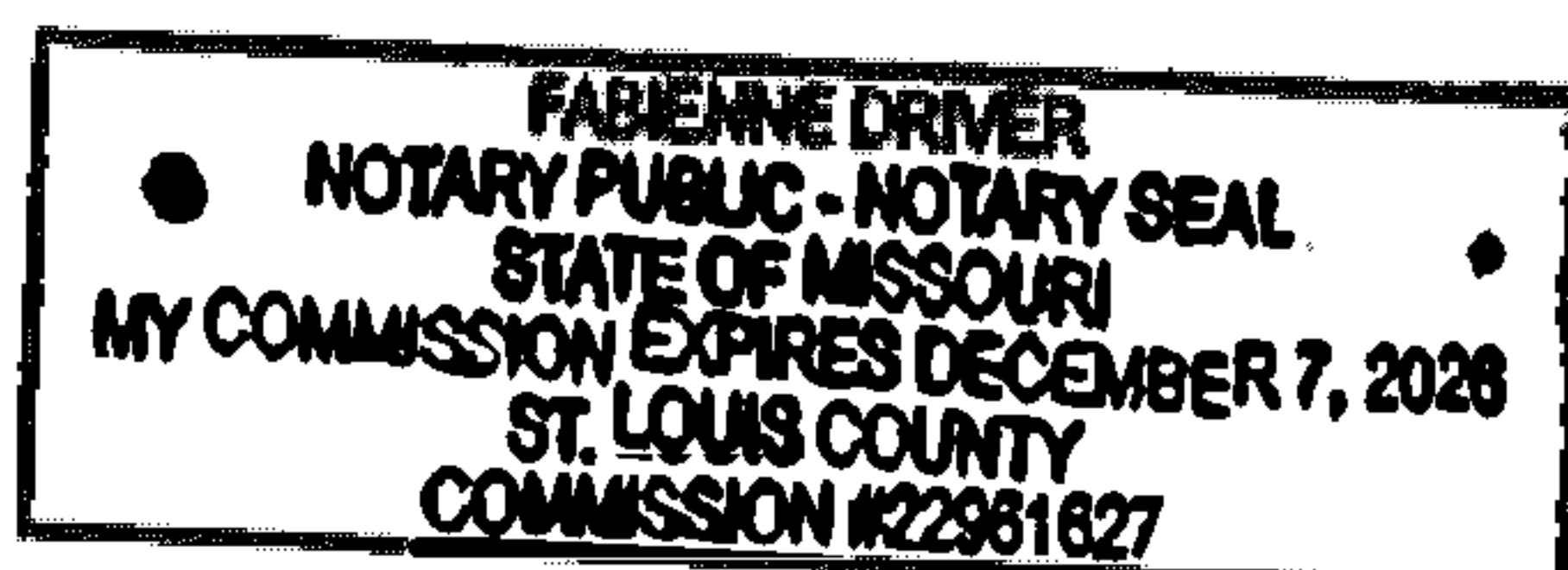
STATE OF MISSOURI
COUNTY OF ST. LOUIS ss.

On this 9th day of September, before me appeared David Carrion to me personally known, who, being by me duly sworn or affirmed did say that he is the SVP of M1 Bank and that the seal affixed to the foregoing instrument is the corporate seal of said corporation of association, and that said instrument was signed and sealed, if applicable, in behalf of said corporation or association by authority of its board of directors or trustees, and said they acknowledged said instrument to be the free act and deed of said corporation or association.

My commission expires: 12/7/2026



Fabienne Driver, Notary Public





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2024 03:45:03 PM
 \$31.00 BRITTANI
 20240909000279750

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name M1 Bank
 Mailing Address 112 S Hanley STE 120
Clayton, MO 63105

Grantee's Name CGP Alabaster (Montevallo Rd) TB
 Mailing Address 361 Summit Blvd 110
Birmingham, AL 35243

Property Address 9187 Alabama HWY 119
Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 2,500,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ * Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-9-24

Print Fabienne Driver - M1 Bank

☒ Unattested

[Signature]
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1