

This Document Prepared By:

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**FULL RELEASE AND SATISFACTION OF MORTGAGE,  
SECURITY AGREEMENT AND FIXTURE FILING**

**FULL RELEASE AND SATISFACTION OF ASSIGNMENT OF LEASES AND RENTS**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that for valuable consideration, the undersigned **Truist Bank**, a North Carolina banking corporation, being the holder of:

- (i) That certain Mortgage, Security Agreement and Fixture Filing dated May 13, 2022 (the “**Mortgage**”), executed in favor of Truist Bank by **DBI Properties, LLC**, a Delaware limited liability company, **DBI Properties – Oxford LLC**, a Florida limited liability company, **DBI Properties – Greystone LLC**, a Florida limited liability company, **DBI Properties – CBR LLC**, an Alabama limited liability company, and **D. Bruce Irwin** (also known as Donald Bruce Irwin), an individual (collectively, the “**Mortgagors**”), and recorded in, among other Alabama counties, the Office of the Judge of Probate of **Shelby County**, Alabama, in **Instrument 20220623000251600**;  
  
and
- (ii) That certain Assignment of Leases and Rents dated May 13, 2022 (the “**ALR**”), executed in favor of Truist Bank by the Mortgagors and recorded in, among other

Alabama counties, the Office of the Judge of Probate of **Shelby County**, Alabama,  
in **Instrument 20220623000251610**

does hereby release and fully satisfy the Mortgage and the ALR, including the liens recorded  
against the real property situated in Shelby County, Alabama commonly known as 3700 Cahaba  
Beach Road, Birmingham, Alabama 35242 and 2970 Pelham Parkway, Pelham, Alabama 35124.

*[signature and acknowledgment on the following page]*

*[the remainder of this page is intentionally blank]*

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on the 20<sup>th</sup> day of August, 2025.

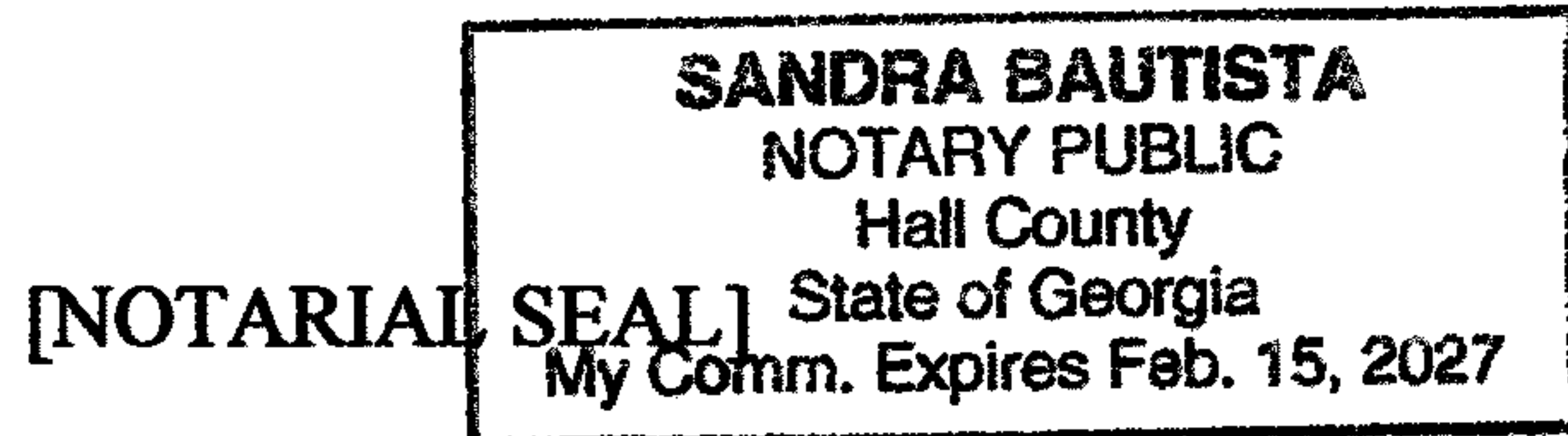
**TRUIST BANK,**  
a North Carolina banking corporation

By: M. McElwain  
Mary McElwain  
Its Senior Vice President

STATE OF Georgia )  
COUNTY OF Hall )

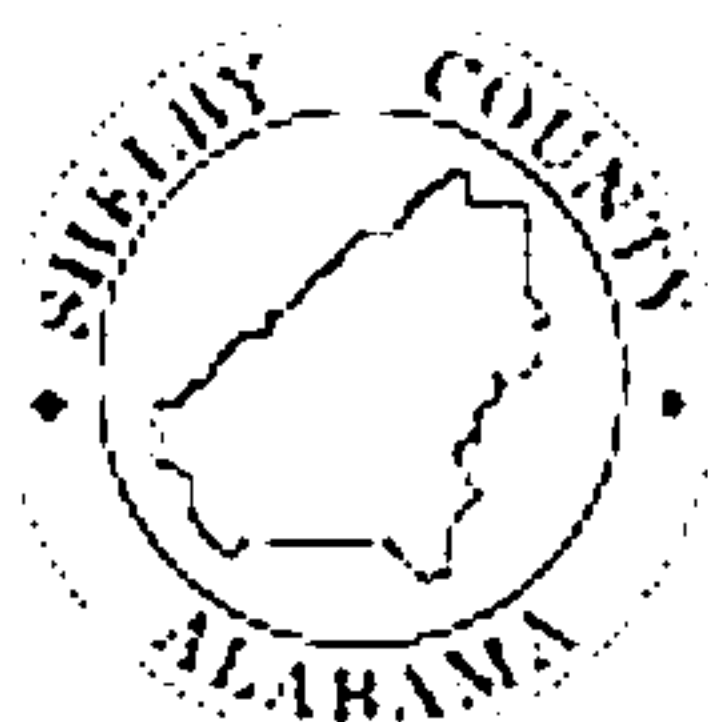
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary McElwain, whose name as Senior Vice President of **TRUIST BANK**, a North Carolina banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Witness my hand and official seal, this the 20 day of August, 2025.



Notary Public: [Signature]

My Commission Expires: 2/15/27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2025 10:05:14 AM  
\$33.00 JOANN  
20250922000290130

Allen S. Bayl