

423-265000207

This instrument prepared by:

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Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

**PARTIAL RELEASE OF MORTGAGE AND
FIXTURE FILING AND RELEASE OF MORTGAGOR**

This **PARTIAL RELEASE OF MORTGAGE AND FIXTURE FILING AND RELEASE OF MORTGAGOR** (this "Instrument") is executed and delivered on this 20 day of March, 2026 by **GREEN ROCK 2019 STRATEGIC FUND, LLC**, a Delaware limited liability company ("Lender"), to **TCG CHELSEA ACRES, LLC**, a Delaware limited liability company ("Borrower").

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Lender does hereby release and discharge the real estate described on Exhibit A hereto (the "Property") from the lien and operation of that certain Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement, dated February 21, 2020, executed and delivered by Borrower, and recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office") as Instrument No. 20200224000072250 (the "Mortgage"), and that certain UCC-1 Financing Statement recorded as a fixture filing in the Probate Office as Instrument No. 20200224000072260 (the "Fixture Filing").

Lender does hereby further release and discharge Borrower from all obligations to pay any sum of money or perform any act arising under the Mortgage, and Borrower shall have no further liability thereunder. Provided, however, it is understood and agreed that the execution and delivery of this Instrument shall in no wise operate to release or discharge TCG Koslin, LLC, as the remaining mortgagor, from its obligations arising under the Mortgage, nor the lien or security of the Mortgage or the Fixture Filing upon the property remaining subject thereto.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has caused its duly authorized officer to execute this instrument as of the date above first written.

GREEN ROCK 2019 STRATEGIC FUND, LLC,
a Delaware limited liability Company

By: 

Name: Chris Devine

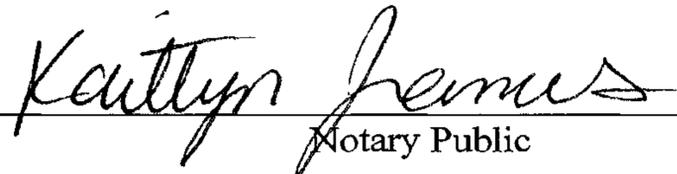
Its: Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

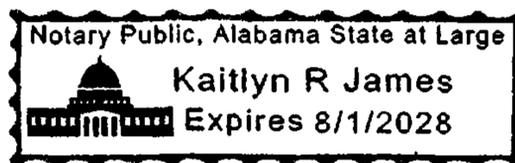
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Chris Devine as the Manager for GREEN ROCK 2019 STRATEGIC FUND, LLC, a Delaware limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, s/he has executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this the 20 day of March, 2026.


Notary Public

[NOTARIAL SEAL]

My commission expires _____



ESCROW NO.: 423-265000207

EXHIBIT A

PARCEL I

Tract of land Situated in Section 35, and Section 36, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at a nail in a 3" Post being the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run North 88°12'22" East along the South line of said 1/4-1/4 line a distance of 1366.14 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section; thence run North 88°15'21" East along the South line of said 1/4-1/4 Section a distance of 1356.20 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section; thence run North 88°33'02" East along the South line of said 1/4-1/4 Section a distance of 1402.08 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 1 West; thence run North 89°39'09" East along the South line of said 1/4-1/4 Section a distance of 665.69 feet to a point lying on the centerline of Little Creek; thence run along the centerline of Little Creek having a chord bearing of North 20°58'20" East a distance of 1570.35 feet to a point lying 329.29 feet South of the Northwest corner of Lot 3, according to the survey of Mitchem Family Subdivision, as recorded in Map Book 27, page 119, in the Probate Office of Shelby County, Alabama; thence leaving the centerline of Little Creek run North 00°42'59" East along the West line of Lot 3 of said Survey a distance of 329.29 feet to a found iron (capped "RYS") being the Southwest corner of Lot 1b, according to a Resurvey of Lots 1 & 2 of Mitchem Family Subdivision, as recorded in Map Book 44, page 71, in the Probate Office of Shelby County, Alabama; thence run North 00°42'15" East along the West line of Lot 1b and Lot 1A of said survey a distance of 1399.05 feet more or less to the South right-of-way line of Liberty Road being described in Deed Book 2002, page 8616, in the Probate Office of Shelby County, Alabama; thence run along Liberty Road the following courses: thence run North 48°58'24" West a distance of 236.13 feet to a curve to the left with a radius of 489.80 feet, with a delta angle of 09°39'07", a chord bearing of North 53°47'57" West, and a chord length of 82.41 feet; thence run along said curve a distance of 82.51 feet to a point; thence run North 58°37'31" West a distance of 561.70 feet to curve to the left with a radius of 113.31 feet, with a delta angle of 33°51'31", a chord bearing of North 75°33'16" West, and a chord length of 65.99 feet; thence run along said curve a distance of 66.96 feet to a compound curve to the left with a radius of 1200.00 feet, with a delta angle of 06°59'07", a chord bearing of South 84°01'24" West, and a chord length of 146.21 feet: thence run along said curve a distance of 146.30 feet to a point; thence run South 80°31'51" West a distance of 153.42 feet to a curve to the right with a radius of 115.00 feet, with a delta angle of 45°25'05", a chord bearing of North 76°45'37" West, and a chord length of 88.79 feet; thence run along said curve a distance of 91.16 feet to a point; thence run North 54°03'04" West a distance of 51.86 feet to curve to the left with a radius of 126.00 feet, with a delta angle of 48°39'21", a chord bearing of North 78°22'45" West, and a chord length of 103.81 feet; thence run along said curve a distance of 107.00 feet to a point; thence run South 77°17'35" West a distance of 32.49 feet to the Northeast corner of Lot 1, according to the survey of Chelsea Estates First Addition, as recorded in Map Book 5, page 65, in the Probate Office of Shelby County, Alabama; thence leaving the South right-of-way of Liberty Road run South 00°34'21" West along the East line of Lots 1, 2, 3, 4, 6, 7, and 8, a distance of 1101.62 feet to the Southeast corner of Lot 8 of said survey and the Northeast corner of



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/27/2026 02:54:09 PM
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Allie S. Boyd

the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 88°31'22" West along the North line of said 1/4-1/4 Section a distance of 1334.91 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section; Thence run South 00°30'23" West along the West line of said 1/4-1/4 Section a distance of 1327.81 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section; thence run South 88°32'24" West along the South line of said Section a distance of 1334.36 feet to the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section; thence run South 88°31'37" West along the South line of said Section a distance of 1208.18 feet to a non-tangent curve to the right with a radius of 375.00 feet, with a delta angle of 25°58'58", a chord bearing of North 57°26'32" West, and a chord length of 168.60 feet; thence leaving the South line of said Section run along said curve a distance of 170.06 feet to a point; thence run North 44°27'02" West a distance of 217.57 feet to a curve to the right with a radius of 325.00 feet, with a delta angle of 43°36'14", a chord bearing of North 22°38'56" West, and a chord length of 241.41 feet; thence run along said curve a distance of 247.33 feet to a compound curve to the right with a radius of 25.00 feet, with a delta angle of 89°11'19", a chord bearing of North 43°44'51" East and a chord length of 35.10 feet; thence run along said curve a distance of 38.92 feet to a point on the South right-of-way line of Liberty Road; thence run South 88°20'30" West along said road right-of-way a distance of 209.26 feet to a point; thence leaving the South right-of-way line of Liberty Road run South 00°22'45" West a distance of 1167.37 feet to a point; thence run North 88°30'55" East a distance of 450.17 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West; thence run South 00°20'24" East along the West line of said 1/4 - 1/4 section a distance of 658.42 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the Survey of Chelsea Acres, Sector 1 as recorded in Map Book 57, Page 15 in the Probate Office of Shelby County, Alabama.

FURTHER LESS AND EXCEPT the Survey of Chelsea Acres, Sector 1 Phase 1B as recorded in Map Book 58, Pages 16A, 16B, and 16C as recorded in the Probate Office of Shelby County, Alabama.

FURTHER LESS AND EXCEPT the Survey of Chelsea Acres, Sector 1, Phase 2A, recorded in Map Book 60, Pages 39A, 39B, 39C and 39D, in the Probate Office of Shelby County, Alabama.

FURTHER LESS AND EXCEPT the Survey of Chelsea Acres, Sector 1, Phase 2B, recorded in Map Book 60, Page 74, in the Probate Office of Shelby County, Alabama.

FURTHER LESS AND EXCEPT Lots 170 through 179, inclusive; Lots 212 through 214, inclusive; Lots 219 through 226, inclusive; Lots 245 through 265, inclusive, Lots 267 through 279, inclusive; and all common areas, including, but not limited to, the tracts labeled "Lot Amenity" and "Common Area" all according to the Final Plat of Chelsea Acres Sector 1 Phase 3, recorded in Map Book 62, Pages 51A and 51B in the Probate Office of Shelby County, Alabama

PARCEL II

Lots 1, 2, and 5, according to the Survey of Chelsea Acres, Sector 1 as recorded in Map Book 57, Page 15 in the Probate Office of Shelby County, Alabama.