



20211217000598200 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/17/2021 02:26:27 PM FILED/CERT

This instrument prepared by:

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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SATISFACTION/RELEASE OF MORTGAGE

Know all men by these presents, that the undersigned mortgagee **JSJF Properties I, LLC**, a limited liability company formed under the laws of the State of Alabama, acknowledges the full **SATISFACTION** and **RELEASE** of any indebtedness secured by that certain real property mortgage in the name of mortgagor **Cheshire Partners, LLC**, a limited liability company formed under the laws of the State of Alabama, said real property mortgage dated December 18, 2019, and having been recorded in the office of the Judge of Probate Court of Shelby County, Alabama on December 18, 2019 as **Instrument #20191218000469790** in the initial principal amount of \$1,740,900.00, and the undersigned does hereby **RELEASE AND SATISFY** said mortgage and release the real property securing said mortgage as more particularly described on Exhibit A hereto.

[SIGNATURE ON FOLLOWING PAGE]



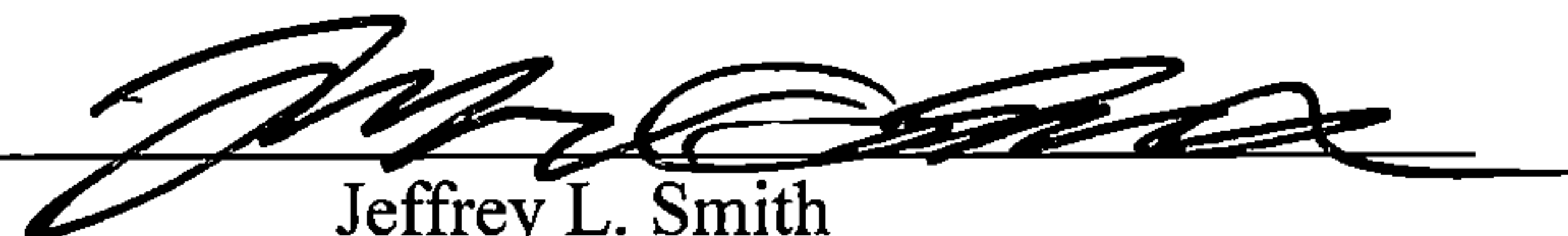
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[SIGNATURE PAGE TO SATISFACTION/RELEASE OF MORTGAGE]

Executed as of the 15th day of December 2021.

JSJF PROPERTIES I, LLC

By: Smith Development & Management, LLC
As its: Authorized Member

By: 
As its: Manager

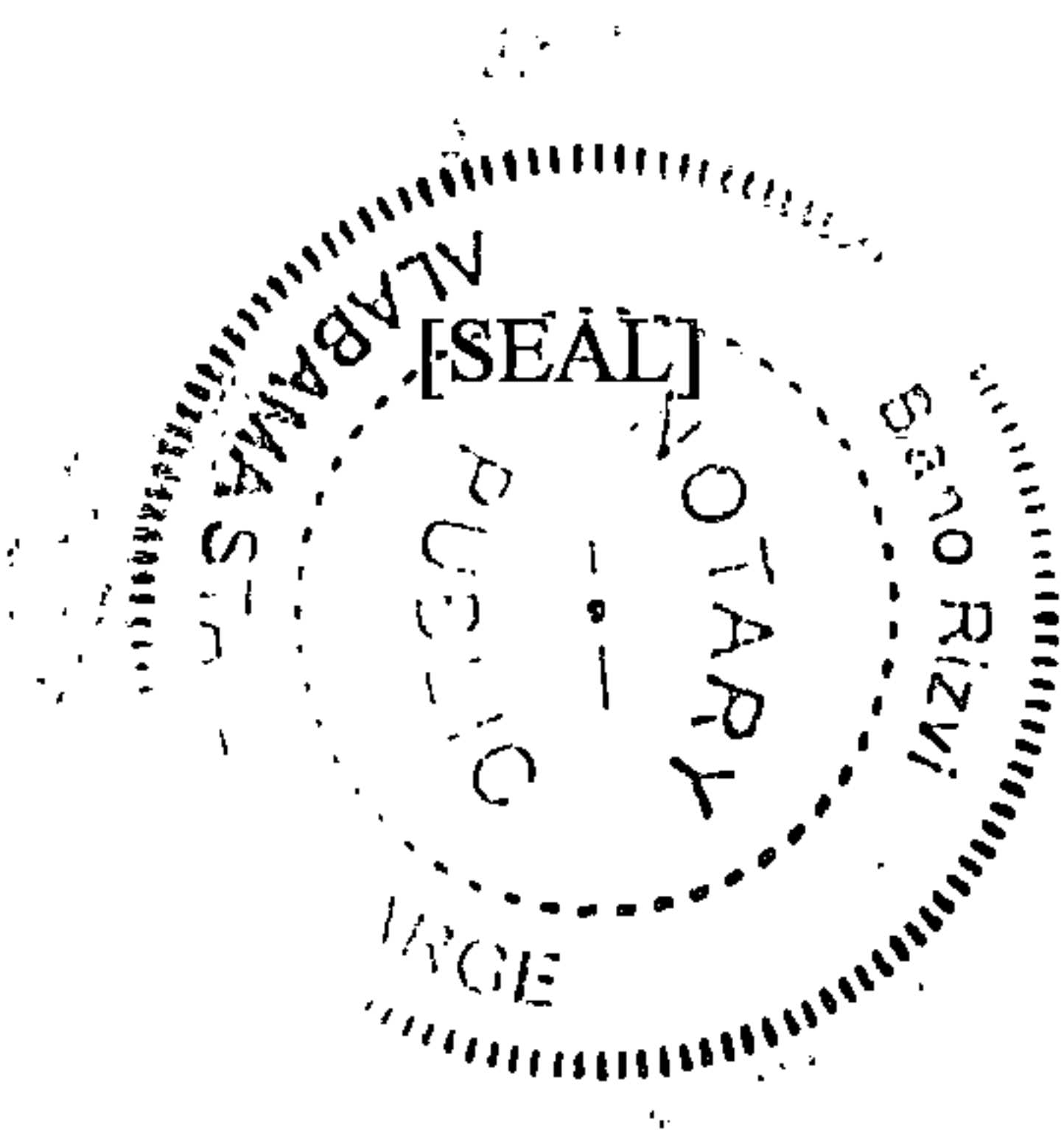
STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jeffrey L. Smith**, whose name is signed to the foregoing conveyance as the **Manager** of **Smith Development & Management, LLC**, an Alabama limited liability company, as the **Authorized Member** of **JSJF Properties I, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on behalf of said company, and with full authority to act on behalf of the company.

Given under my hand and seal this the 16th day of December 2021.


Notary Public
My Commission Expires: _____

Bano Rizvi
Notary Public, Alabama State At Large
My Commission Expires June 4, 2023





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Exhibit A

Legal Description of Released Property

Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 27, said point being the point of beginning. From this beginning point proceed North 89° 07' 20" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 27 for a distance of 1312.96 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section and also being the Northeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed South 00° 43' 45" West along the East boundary of said Southwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1311.31 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 04' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1313.63 feet to a 4" x 4" concrete monument in place being the Southwest corner of said quarter-quarter section; thence North 00° 42' 22" East along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1315.37 feet to a ½" rebar in place, said point being the Northwest corner of said quarter-quarter section; thence proceed North 03° 59' 40" West along the West boundary of the Northwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1287.21 feet to a ½" rebar in place being the Northwest corner of said quarter-quarter section; thence proceed North 88° 28' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1316.14 feet to a 4" x 4" concrete monument in place being the Northeast corner of said quarter-quarter section; thence proceed North 00° 15' 38" East along the West boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 577.75 feet to a point on the Southerly boundary of the Colonial pipeline clearing; thence proceed North 00° 15' 38" East along the West boundary of said quarter-quarter section for a distance of 511.57 feet to a 2" pipe in place; thence proceed North 04° 50' 56" East along the West boundary of said quarter-quarter section for a distance of 231.65 feet to a ½" rebar in place being the Northwest corner said Southeast one-fourth of the Northeast one-fourth of Section 27; thence proceed North 89° 46' 24" East along the North boundary of said quarter-quarter section for a distance of 661.88 feet to a ½" rebar in place; thence proceed North 89° 49' 56" East along the North boundary of said quarter-quarter section for a distance of 248.20 feet to a 1" rebar in place; thence proceed North 89° 47' 46" East along the North boundary of said quarter-quarter section for a distance of 216.98 feet to a 1" rebar in place; thence proceed North 87° 24' 24" East along the North boundary of said quarter-quarter section for a distance of 218.60 feet to a ½" rebar in place being the Northeast corner of said Southeast one-fourth of the Northeast one-fourth of said Section 27; thence proceed South 89° 39' 47" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 26 for a distance of 223.34 feet to a ½" rebar in place; thence proceed North 88° 14' 30" East along the North boundary of said quarter-quarter section for a distance of 35.82 feet to a ½" rebar in place; thence proceed North 88° 07' 30" East along the North boundary of said quarter-quarter section for a distance of 395.97 feet to a ½" rebar in place; thence proceed South 00° 28' 30" East for a distance of 2687.65 feet (set ½" rebar CA-0114-LS), said point being located on the South boundary of the Northwest one-fourth of the Southwest one-fourth of said Section 26; thence proceed South 87° 53' 09" West along the South boundary of said quarter-quarter section for a distance of 646.84 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 26 and the Northeast one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 27, township 19



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South, Range 1 East, Shelby County, Alabama and contains 203.13 acres less and except the below described 29.04 acre tract for an aggregate total of 174.09 acres.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 29.04 ACRE TRACT: Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 27; thence proceed North 89° 07' 20" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 27 for a distance of 1312.96 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section and also being the Northeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed South 00° 43' 45" West along the East boundary of said Southwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1311.31 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 04' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1313.63 feet to a 4" x 4" concrete monument in place being the Southwest corner of said quarter-quarter section; thence North 00° 42' 22" East along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1315.37 feet to a ½" rebar in place, said point being the Northwest corner of said quarter-quarter section; thence proceed North 03° 59' 40" West along the West boundary of the Northwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1287.21 feet to a ½" rebar in place being the Northwest corner of said quarter-quarter section; thence proceed North 88° 28' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1316.14 feet to a 4" x 4" concrete monument in place being the Northeast corner of said quarter-quarter section; thence proceed North 00° 15' 38" East along the West boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 577.75 feet to a point on the Colonial pipeline clearing; thence proceed North 64° 40' 18" East along the Southerly boundary of the said Colonial pipeline clearing for a distance of 211.49 feet to a ¾" rebar in place said point being the point of beginning. From this beginning point proceed South 22° 41' 17" East for a distance of 424.17 feet; thence proceed South 25° 24' 04" West for a distance of 158.35 feet; thence proceed South 30° 08' 50" East for a distance of 853.32 feet to a ¾" rebar in place; thence proceed South 49° 36' 09" West for a distance of 215.86 feet to a ¾" rebar in place; thence South 40° 23' 43" East for a distance of 360.07 feet to a ¾" rebar in place; thence proceed North 43° 11' 28" East for a distance of 1157.78 feet to a ¾" rebar in place; thence proceed North 33° 08' 51" West for a distance of 653.53 feet to a ¾" rebar in place; thence proceed North 78° 50' 23" West for a distance of 427.09 feet to a ¾" rebar in place; thence proceed North 22° 44' 45" West for a distance of 453.14 feet to a 1" crimp pipe in place being located on the Southerly boundary of the Colonial Pipeline clearing; thence proceed South 64° 40' 18" West along the Southerly boundary of said clearing for a distance of 480.22 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama and contains 29.04 acres.