

This instrument was prepared by:
Richard W. Theibert, Esq.
Najjar Denaburg, P. C.
2125 Morris Avenue
Birmingham, Alabama 35203

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04/20/2017 03:14:44 PM
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STATE OF ALABAMA)
COUNTY OF SHELBY)

FULL SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT Sensible Loans, Inc. acknowledges full payment of the indebtedness secured by that certain Accommodation Mortgage from Magnolia Management Group, Inc. and Yelah Limited Partnership f/k/a Habshey Family Limited Partnership, recorded on September 25, 2014, in Instrument 20140925000300310 in the Probate Office of Shelby County, Alabama, and Sensible Loans, Inc. does further hereby release and satisfy said mortgage on the following described real property in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

IN WITNESS WHEREOF, the undersigned representative of Sensible Loans, Inc. has caused these presents to be executed this 31 day of August, 2016.

Sensible Loans, Inc.

Roy Hutcherson
By: _____
Its: President

STATE OF Alabama
COUNTY OF Madison

I, the undersigned authority, in and for said County in said State, hereby certify that Roy Hutcherson, whose name as President of Sensible Loans, Inc., a 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 said document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31 day of August, 2016.

Marisa Hediger
Notary Public
My commission expires:

Notary Public - Alabama State At Large
My Commission Expires
August 27, 2017
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION

PARCEL I:

OLD DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22, Page 26, in Shelby County, Alabama; thence North 3 degrees 18 minutes 44 seconds West along the Westerly boundary line of Lots 1 - 8 of said Old Town Helena, a distance of 227.17 feet; thence South 86 degrees 41 minutes 16 seconds West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 degrees 33 minutes 59 seconds West a distance of 278.32 feet to the Point of Beginning; thence South 5 degrees 40 minutes 17 seconds West and run a distance of 99.29 feet to the North right of way of Lake Davidson Lane, (50 foot ROW); thence North 84 degrees 19 minutes 43 seconds West and along said right of way, run a distance of 90.0 feet; thence North 5 degrees 40 minutes 17 seconds East and leaving said right of way, run a distance of 99.29 feet; thence South 84 degrees 19 minutes 43 seconds East and run a distance of 90.00 feet to the Point of Beginning.

NEW DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22, Page 26, in Shelby County, Alabama; thence North 3 degrees 18 minutes 44 seconds West along the Westerly boundary line of Lots 1 - 8 of said Old Town Helena a distance of 222.27 feet; thence South 86 degrees 41 minutes 16 seconds West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 degrees 33 minutes 59 seconds West a distance of 278.32 feet; thence North 84 degrees 19 minutes 43 seconds West and run a distance of 90.0 feet to the Point of Beginning; thence South 5 degrees 40 minutes 17 seconds West and run a distance of 99.29 feet to the North right of way of Lake Davidson Lane, (50 foot ROW); thence North 84 degrees 19 minutes 43 seconds West and along said right of way and run a distance of 49.76 feet to a point of a curve to right having a central angle of 92 degrees 44 minutes 39 seconds a radius of 25 feet and subtended by a chord which bears North 37 degrees 57 minutes 23 seconds West a chord distance of 36.19 feet; thence along the arc of said curve run a distance of 40.97 feet to the end of said curve and a point lying on the Easterly right of way of Alabama Highway No. 261, (80 foot ROW); thence North 7 degrees 34 minutes 34 seconds East and along said right of way run a distance of 73.13 feet; thence South 84 degrees 19 minutes 43 seconds East and leaving said right of way, run a distance of 72.30 feet to the Point of Beginning.

Old Depot and New Depot being situated in the SE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

PARCEL II:

Lots 5, 6, 7, 8, 9, 10 and 11, in Block 14, according to the Map of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL III:

Lots 1, 2, 3 and 4, in Block 14, according to the Map of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL IV:

Lot No. 6 on North side of Buck Creek lying between Buck Creek Alley and A.B. & O.R.R. Begin at Southeast corner of said lot and run Northerly 240 feet to A.B. & O.R.R. right of way; thence Westerly along said right of way 93 feet; thence South 240 feet to said Buck Creek Alley; thence East along said alley 93 feet to point of beginning; being a part of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section 15, Township 20, Range 3 West, Shelby County, Alabama.

PARCEL V:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the intersection of the South right-of-way of an alley and the West right-of-way of State Highway No. 261; thence run West along said alley right of way a distance of 349.49 feet, (355.09' Meas.), to the POINT OF BEGINNING; thence continue Westerly along last course a distance of 40.00 feet; thence turn 90 degrees 27 minutes 02 seconds and run Southerly 270 feet, (249.55' Meas.), to a point on the North bank of Buck Creek; thence left 78 degrees 41 minutes 55 seconds and run Southeasterly along the North side of said creek 40 feet, (40.79' Meas.); thence turn left 101 degrees 18 minutes 05 seconds and run Northerly 257.71 feet, (257.23' Meas.), to the POINT OF BEGINNING.

PARCEL VI:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 degrees 58 minutes 39 seconds and run Southwest 1187.83 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 101 degrees 17 minutes 55 seconds and run North 257.71 feet to the South side of a 20 foot alley; thence turn right 90 degrees 27 minutes 2 seconds and run East along said alley 63.34 feet; thence turn right 90 degrees 0 minutes 0 seconds and run South 269.45 feet to a point on the North bank of Buck Creek; thence turn right 100 degrees 50 minutes 53 seconds and run Northwest along the North side of said creek 62.42 feet, more or less, to the point of beginning.

PARCEL VII:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 degrees 58 minutes 39 seconds and run Southeast 1250.25 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 100 degrees 50 minutes 53 seconds and run North 269.45 feet to the South side of a 20 foot paved alley; thence turn right 90 degrees 00 minutes 00 seconds and run East along said alley 278.15 feet to a point on the West right of way of Alabama Highway No. 261; thence turn right 97 degrees 03 minutes 04 seconds and run South along said right of way 317.68 feet to the North bank of Buck Creek; thence run West along the North side of said creek 243.50 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

PARCEL VIII:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West; thence run South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4 - 1/4 section for 266.87 feet; thence run South 71 degrees 04 minutes 26 seconds East for 1190.64 feet; thence run North 07 degrees 38 minutes 38 seconds East for 257.23 feet; thence run North 81 degrees 55 minutes 19 seconds West for 101.34 feet to the Southerly right of way of the CSX Railroad; thence South 77 degrees 37 minutes 23 seconds West along said right of way for 33.69 feet to the Point of Beginning; thence run South 76 degrees 31 minutes 03 seconds West for 124.28 feet; thence run South 07 degrees 37 minutes 29 seconds West for 75.00 feet; thence run

South 74 degrees 53 minutes 38 seconds West for 100 feet; thence run North 07 degrees 37 minutes 29 seconds East for 75.00 feet; thence run South 73 degrees 42 minutes 17 seconds West for 92.13 feet; thence run South 72 degrees 37 minutes 54 seconds West for 226.40 feet; thence run South 00 degrees 00 minutes 00 seconds East for 190.79 feet; thence run North 51 degrees 44 minutes 01 seconds East for 158.86 feet; thence run North 79 degrees 53 minutes 03 seconds East for 117.53 feet; thence run South 88 degrees 38 minutes 14 seconds East for 251.27 feet; thence run North 07 degrees 37 minutes 29 seconds East for 228.23 feet to the Point of Beginning. Situated in Shelby County, Alabama.

PARCEL IX:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West; thence run South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4 - 1/4 section for 266.87 feet; thence run South 71 degrees 04 minutes 26 seconds East for 1190.64 feet; thence run North 07 degrees 38 minutes 38 seconds East for 257.23 feet; thence run North 81 degrees 55 minutes 19 seconds West for 101.34 feet to the Southerly right of way of the CSX Railroad; thence South 77 degrees 37 minutes 23 seconds West along said right of way for 33.69 feet; thence run South 76 degrees 31 minutes 03 seconds West for 124.28 feet to the point of beginning; thence run South 07 degrees 37 minutes 29 seconds West for 75.00 feet; thence run South 74 degrees 53 minutes 38 seconds West for 100.00 feet; thence run North 07 degrees 37 minutes 29 seconds East for 75.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

PARCEL X:

Commence at a point where the South boundary of the AB&ARR Railroad right of way crosses the land line between the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 15, Township 20, Range 3 West and run thence South along said land line 60 feet to an alley, (made by agreement); run thence in a Westerly direction along said alley a distance of 80 feet to the point of beginning of land herein conveyed; thence continue in the same direction Westerly along said alley a distance of 100 feet to the right of way of the AB&ARR Railroad; thence run Easterly along said railroad right of way to a point which is 80 feet from the Eastern boundary of said 1/4 - 1/4 section on a line parallel to the alley herein referred to, (which said point is also the NW corner of lot being this day conveyed to John A. Sharp and Mary Ella Sharp); thence turn to the right and run Southerly parallel with the Eastern boundary of said 1/4 - 1/4 section to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2017 03:14:44 PM
\$24.00 DEBBIE
20170420000135740

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right of the official record text.