



20180227000063000 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:43 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

This Instrument Prepared by:
William R. Justice
P O Box 587
Columbiana, AL 35051

**PARTIAL RELEASE OF MORTGAGE AND CONSENT TO TEMPORARY
CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that **Renasant Bank**, (formally known as Merchants & Farmers Bank), a banking corporation, its successors and assigns (hereinafter called Mortgagee) is the owner and holder of record three (3) mortgages and assignment of rents and leases executed by **Inverness Holdings, LLC**, an Alabama limited liability company (hereinafter called Mortgagor), as follows: (1) Mortgage executed to Mortgagee on June 20, 2008 and recorded in the Shelby County, Alabama, Judge of Probate Office, in Instrument No. 20080730000306340 and Assignment of Rents and Leases recorded in Ins. No. 20080730000306350. (2). Mortgage executed to Mortgagee on June 20, 2008 and recorded in the Shelby County, Alabama, Judge of Probate Office, in Instrument No. 20080730000306360 and Assignment of Rents and Leases recorded in Ins. No. 20080730000306370. (3) Mortgage executed to Mortgagee on June 20, 2008 and recorded in the Shelby County, Alabama, Judge of Probate Office, in Instrument No. 20080730000306380 and Assignment of Rents and Leases recorded in Ins. No. 20080730000306390.

Mortgagee does hereby release, remise, convey and quit claim unto Mortgagor, his successors and assigns from the lien, operation and effect of said mortgage that part of the land described in the Attached "A".

As to all other described and conveyed land in said mortgage, the lien shall remain in full force and effect, unaffected by this release.

Mortgagee also consents to Mortgagor granting a temporary construction easement to Shelby County, Alabama that burdens property that continues to be encumbered by Mortgagee's mortgage lien. This temporary construction easement is more particularly described in the attached Exhibit "B".

This release and consent is given for the purpose of enabling Mortgagor to make a valid conveyance of said land and temporary construction easement free and clear of said mortgage to Shelby County, Alabama.

IN WITNESS WHEREOF, I set my hand and seal, this the 8th day of February, 2018.

RENASANT BANK, a banking corporation

By: Mike Frederick
(Print Name): Mike Frederick
(Title): Sr. Vice President

(NOTARY ACKNOWLEDGMENT ATTACHED)

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Frederick, whose name as Sr. Vice President of Renasant Bank, a banking corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 8th day of February, 2018.

Velaine Elaine Morris
Notary Public

My Commission Expires: 12/28/2019



20180227000063000 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:43 PM FILED/CERT

EXHIBIT "A"
Legal Description

Commencing at the NW corner of the SW ¼ of the SW ¼ of Section 1, Township 19 South, Range 2 West; run thence S 88°24'18" E a distance of 266.06 feet, more or less; run thence S 01°35'42" W a distance of 214.31 feet, more or less, to the Point of Beginning; run thence S 61°54'16" E a distance of 1.78 feet, more or less; run thence S 38°55'35" W a distance of 701.20 feet, more or less, run thence on a curve to the right having a radius of 914.53 feet, a curve distance of 409.25 feet, and a chord bearing S 49°44'46" W at a distance of 405.84 feet; run thence N 29°36'34" E a distance of 88.19 feet, more or less, run thence on a curve to the left having a radius of 1410.00 feet, a curve distance of 360.52 feet, and a chord bearing N 45°17'00" E at a distance of 359.54 feet; run thence N 37°57'30" E a distance of 158.14 feet, more or less; run thence N 68°55'21" E a distance of 68.03 feet, more or less; run thence N 37°57'30" E a distance of 392.85 feet, more or less, run thence on a curve to the right having a radius of 2055.00 feet, a curve distance of 44.89 feet, and a chord bearing N 38°35'03" E at a distance of 44.89 feet, to the Point of Beginning; Containing 0.748 acres, more or less.



20180227000063000 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:43 PM FILED/CERT

EXHIBIT "B"


Temporary Construction Easement Legal Description

Easement 1 of 2:

Commencing at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West; run thence N $87^{\circ}32'49''$ W a distance of 481.17 feet, more or less; run thence N $02^{\circ}27'11''$ E a distance of 253.83 feet, more or less, to the Point of Beginning; run thence along an arc 179.63 feet, more or less, to the right, having a radius of 914.53 feet, the chord of which is S $68^{\circ}19'28''$ W for a distance of 179.34 feet, more or less; run thence S $73^{\circ}57'05''$ W a distance of 11.08 feet, more or less; run thence along an arc 48.04 feet, more or less, to the left, having a radius of 1472.40 feet, the chord of which is S $73^{\circ}01'00''$ W for a distance of 48.04 feet, more or less; run thence N $29^{\circ}45'36''$ E a distance of 60.82 feet, more or less; run thence N $81^{\circ}00'41''$ E a distance of 195.46 feet, more or less, to the Point of Beginning; Containing 0.129 acres, more or less.

Easement 2 of 2:

Commencing at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 19 South, Range 2 West; run thence S $88^{\circ}24'18''$ E a distance of 215.92 feet, more or less; run thence S $01^{\circ}35'42''$ W a distance of 189.31 feet, more or less, to the Point of Beginning; run thence S $61^{\circ}54'16''$ E a distance of 56.02 feet, more or less; run thence along an arc 44.89 feet, more or less, to the left, having a radius of 2055.00 feet, the chord of which is S $38^{\circ}35'03''$ W for a distance of 44.89 feet, more or less; run thence S $37^{\circ}57'30''$ W a distance of 392.85 feet, more or less; run thence S $68^{\circ}55'21''$ W a distance of 58.31 feet, more or less; run thence N $33^{\circ}11'41''$ E a distance of 301.04 feet, more or less; run thence N $37^{\circ}57'31''$ E a distance of 142.85 feet, more or less; run thence along an arc 35.29 feet, more or less, to the right, having a radius of 2110.00 feet, the chord of which is N $38^{\circ}26'15''$ E for a distance of 35.29 feet, more or less, to the Point of Beginning, Containing 0.506 acres, more or less.


20180227000063000 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:43 PM FILED/CERT