

RELEASE DEED

Loan Number 101130-3 & 101130-1

FOR THE PROTECTION OF
THE OWNER, THIS RELEASE
SHALL BE FILED WITH THE
RECORDER OF DEEDS OR
THE REGISTRAR OF TITLES
IN WHOSE OFFICE THE
MORTGAGE OR DEED OF
TRUST WAS FILED.



20180426000140420 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/26/2018 08:41:34 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that **REPUBLIC BANK OF CHICAGO**, an Illinois banking corporation, with its main offices at 2221 Camden Court, Oak Brook, IL 60523 for and in consideration of the payment of the indebtedness secured by the **Junior Real Estate Mortgage** hereinafter mentioned, and the cancellation of all the notes thereby secured, and the sum of one dollar, the receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto **Steve R. Scott and Teresa K. Scott, his wife**, their legal representatives, and assigns, all the right, title, interest, claim or demand whatsoever that may have been acquired in, through or by a certain **Junior Real Estate Mortgage** dated the **13th** day of **January, 2017** and recorded in the Office of the Recorder of Deeds of **Shelby** County in the State of **Alabama** as Document No. **20170213000052940** encumbering the real estate described as follows:

SEE ATTACHED EXHIBIT "A"

together with all the appurtenances and privileges thereunto belonging or appertaining.

Other Documents Included in Release: **Assignment of Leases and Rents No. 20170213000052950**

Junior Real Estate Mortgage No. 20170213000052960

Assignment of Leases and Rents No. 20170213000052970

Permanent Real Estate Tax Number: **14-9-30-0-000-001.000 (Parcel 2), 14-9-30-0-000-001.060 (Parcel 1)**

Address(es) of Premises: **101 Grandchester Lane, Pelham, Alabama 35124**


Witness by hand and seal this **5th** day of **April, 2018**:

Republic Bank of Chicago

By: 

John F. Slade
EVP/Chief Credit Officer

I certify that before me this **5th** day of **April, 2018** did appear **John F. Slade, EVP/Chief Credit Officer** of **Republic Bank of Chicago** and she did acknowledge that she signed and delivered the foregoing instrument as a duly authorized officer of said bank as her free and voluntary act and the free and voluntary act of said bank for the uses and purposes therein set forth.


(Notary Public)

My commission expires: **06 November 2018**

This instrument was prepared by:
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

Return to:
Scotts Jewelry & Pawn, Inc.
Cash Plus, LLC
Scott's Pawn & Jewelry, Inc.
873 1st St N
Alabaster, AL 35007

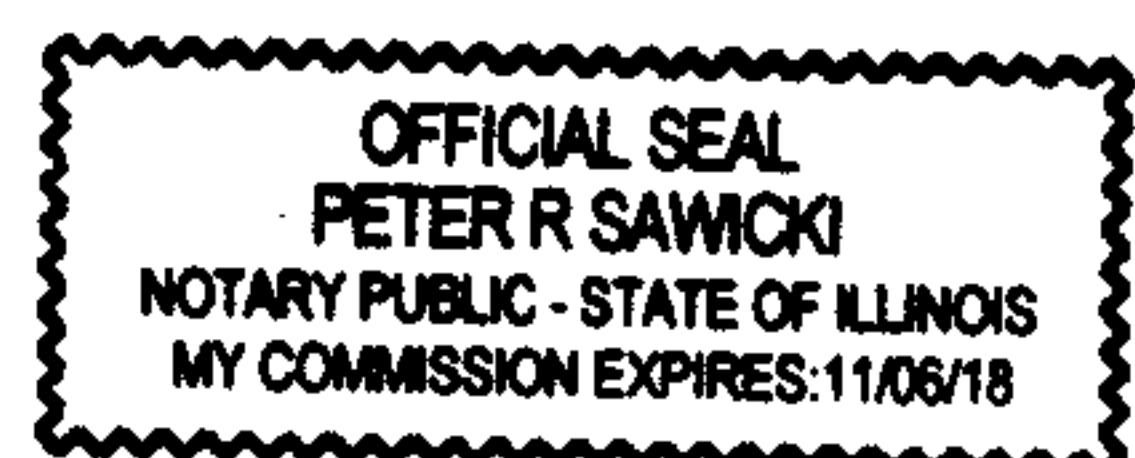


EXHIBIT "A"

Parcel 1

NE ¼ of Section 30, Township 20 South, Range 2 West, described as follows:

Beginning at the SW corner of the NE ¼ of the NE ¼ of said Section 30, go N 89°29'43" W for 990.43 feet; thence N 36°18'16" E for 1040.02 feet; thence N 52°29'35" W for 473.71 feet to the South boundary of Shelby County Highway No. 11; thence N 37°30'37" E along said S boundary for 60.00 feet; thence S 52°29'35" E for 422.00 feet to the beginning of a curve to the left, having a central angle of 56°11' and a radius of 251.02 feet; thence Northeasterly along said curve for 246.15 feet to the point of tangent; thence N 71°19'25" E for 117.00 feet; thence N 00°12'30" W for 410.13 feet; thence S 89°32'54" E for 48.20 feet; thence S 00°28'21" W for 326.78 feet; thence S 89°37'24" E for 374.51 feet to the East boundary of Grantchester Lane; thence S 08°22'58" W for 60.00 feet; thence S 89°37'24" E for 80.00 feet; thence S 20°33'03" W for 1010.78 feet; thence N 89°29'43" W for 100.00 feet to the point of beginning.

Grantor reserves unto grantors, their successors and/or assigns the following Easement "A" in order that the purchasers of the adjoining properties lying east of subject property, their heirs and assigns have access for utilities and ingress and egress to and from a public road, a non-exclusive perpetual easement is dedicated for that purpose described as follows:

Commence at the SW corner of the NE ¼ of the NE ¼ of said Section 30, go S 00°30'17" W for 784.05 feet to the North boundary of the Seaboard Coastline Railway; thence N 44°45'53" E along said North boundary for 1957.25 feet; thence N 00°28'21" E for 393.06 feet; thence N 89°37'24" W for 991.11 feet to the East boundary of Grantchester Lane and the point of beginning of said easement; thence go S 08°22'58" W for 60.00 feet; thence N 89°37'24" W for 60.59 feet; thence N 08°22'58" E for 60.00 feet; thence S 89°37'24" East for 60.59 feet to the point of beginning. Subject easement is a 60.00 foot extension of Grantchester Lane of Weatherly Subdivision, Sector 2 – Phase 1 as recorded in Map Book 14, Page 12, in the Probate Office of Shelby County, Alabama.

The above conveyance is subject to the following described easement:

In order that the purchasers of the adjoining property, their heirs and assigns have access for ingress and egress to and from a public road, a non-exclusive perpetual easement is dedicated for that purpose described as follows:

Commence at the NE corner of said Section 30 and run in a Westerly direction along the North line of said Section for a distance of 1971.25 feet to an existing iron pin being on the SE right of way of Shelby County Highway No. 11; thence turn an angle to the left of 58°48' and run in a Southwesterly direction for a distance of 195.36 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 60.00 feet to an existing iron pin; thence turn an angle to the left of 90° and run in a Southeasterly direction for a distance of 423.00 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 60.00 feet; thence turn an angle to the left and run in a Northwesterly direction for a distance of 423.00 feet to the point of beginning.

A parcel of land situated in the NW ¼ of the NE ¼ of Section 30, Township 20 S, Range 2 W, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of said Section 30; thence S 00°28'21" W for a distance of 326.30 feet; thence N 89°37'24" W for a distance of 45.30 feet; thence N 00°12'30" W for a distance of 326.31 feet; thence S 89°32'54" E for a distance of 47.55 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Beginning at the NW corner of the SE ¼ of the NE ¼ of Section 30, Township 20 S, Range 2 W, Shelby County, Alabama and run thence S 00°30'17" W along the west line of said ¼ - ¼ section a distance of 784.05 feet to a found rebar corner of the North right of way line of a railroad right of way; thence run N 44°46'27" E along the northerly right of way line on said railroad right of way a distance of 1,478.30 feet to set rebar corner; thence run N 35°15'04" W across the approximate middle of a small lake a distance of 828.28 feet to a set rebar corner; thence run N 08°20'52" W a distance of 62.69 feet to a set rebar corner; thence run N 89°27'24" W a distance of 163.42 feet to a found rebar corner; thence run S 08°23'35" W a distance of 59.88 feet to a found rebar corner; thence run S 89°44'08" E a distance of 79.75 feet to a found rebar corner; thence run S 20°33'03" W a distance of 1,010.47 feet to a found rebar corner on the north line of said ¼ - ¼; thence run North 85°30'39" W a distance of 100.01 feet to the point of beginning.

COUNTY Legal located in Shelby County

Parcel Nos. 14-9-30-0-000-001.000 (Parcel 2)
14-9-30-0-000-001.000 (Parcel 1)

Address: 101 Grantchester Lane, Pelham, Alabama 35124



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