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This instrument was prepared by and  
when recorded, should be returned to:  
Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, N.E.  
Atlanta, GA 30326  
Attn: Tyler R. T. Wolf, Esq.

Store No. 21439  
121 Supercenter Drive  
Calera, Alabama 35040  
Shelby County  
CID No. 000011435

Cross reference:  
Leasehold Mortgage, Assignment of Leases and Rents,  
Security Agreement and Fixture Filing recorded on August 23,  
2013, as instrument 20130823000344710, in the records of  
Shelby County, Alabama.

### **RELEASE OF MORTGAGE**

WHEREAS, by that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on August 23, 2013, as instrument 20130823000344710, in the real estate records of Shelby County, Alabama (herein the "Mortgage"), TACALA, LLC, a Delaware limited liability company (herein "Borrower"), conveyed to WELLS FARGO BANK, NATIONAL ASSOCIATION, in its capacity as administrative agent, the real estate described in the Mortgage, for the purpose of securing the payment of an indebtedness evidenced by note(s) fully described in the Mortgage.

NOW, THEREFORE, in consideration of the premises the undersigned, WELLS FARGO BANK, NATIONAL ASSOCIATION, in its capacity as Administrative Agent, as the legal owner and holder of the notes secured by the Mortgage, hereby releases and discharges the lien of the Mortgage, and to this end quit claims and conveys unto the Borrower, its successors and assigns, all right, title and interest in and to the real estate described in the Mortgage and on Exhibit "A" attached hereto and made a part hereof.

The undersigned, WELLS FARGO BANK, NATIONAL ASSOCIATION, covenants with the Borrower that it is the legal owner and holder of one of the notes described in and secured by the Mortgage, and that it has the lawful right to release and discharge the lien

thereof. Such Mortgage is hereby irrevocably terminated.

[Signature on the following page]

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION  
has hereunto caused this instrument to be executed by and through its duly authorized officer  
this 30<sup>th</sup> day of March, 2018.

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, in its capacity as administrative  
agent

By: Maureen S. Malphus (SEAL)  
Name: Maureen S. Malphus  
Title: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

§

§

COUNTY OF SAN DIEGO

§

On March 30, 2018, before me, Carla Lee Ward, Notary Public, personally appeared Maureen S. Malphus who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument, the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Carla Lee Ward  
Notary Public

(SEAL)

Unit No. 21439  
121 Supercenter Drive  
Calera, Alabama 35040  
Shelby County

### EXHIBIT A

Parcel 1:

Lot 5A according to Baker Seafood, Inc. Resurvey (Being a Resurvey of Lots 4 and 5, Wal-Mart Supercenter #3271 Subdivision, as recorded in Map Book 27, Page 117) as recorded in Map Book 31, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama, also being situated in the Northwest quarter of the Southeast quarter of Section 4, Township 22 South, Range 2 West, 8<sup>th</sup> Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at an axle found at the Southwest corner of the Southwest quarter of the Northeast quarter, of Section 4, Township 22 South, Range 2 West, 8<sup>th</sup> Stephens Meridian, Shelby County, Alabama; thence run North 02 degrees 06 minutes 24 seconds West along the West line of said quarter for a distance of 517.99 feet; thence leaving said quarter line run South 89 degrees 47 minutes 07 seconds East for a distance of 1036.65 feet to the West right of way line of Highway 31 (right of way width 100 feet); thence run South 10 degrees 16 minutes 53 seconds East along said right of way line for a distance of 465.48 feet to a point (50 feet left of 290+25.0) at the intersection of said right of way line and the West right of way line of I-65 (right of way width varies); thence run South 79 degrees 34 minutes 19 seconds West continuing along said right of way line for a distance of 49.72 feet to a point (100 feet left of 290+25.0) to the Point of Curvature of a curve to the right having a radius of 854.81 feet, a central angle of 05 degrees 36 minutes 58 seconds, a chord length of 83.76 feet and a chord bearing of South 07 degrees 31 minutes 03 seconds East; thence continue along the arc of said curve and said right of way for a distance of 03.79 feet to a capped iron found (PLS #19262) and the Point of Beginning; said point also being the Point of Curvature of a curve to the right having a radius of 854.81 feet, a central angle of 10 degrees 08 minutes 50 seconds, a chord length of 151.19 feet and a chord bearing of South 00 degrees 21 minutes 51 seconds West; thence continue along the arc of said curve and right of way for a distance of 151.39 feet to the Point of Curvature of a non-tangent curve to the left having a radius of 121.50 feet, a central angle of 20 degrees 57 minutes 11 seconds, a chord length of 44.19 feet and a chord bearing of North 79 degrees 08 minutes 51 seconds West; thence leaving said right of way continue along the arc of said curve for a distance of 44.43 feet to the Point of Tangency of said curve; thence run North 89 degrees 37 minutes 26 seconds West for a distance of 121.82 feet to the Point of Curvature of a curve to the right having a radius of 23.50 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord length of 33.23 feet and a chord bearing of North 44 degrees 37 minutes 26 seconds West; thence continue along the arc of said curve for a distance of 36.91 feet to the Point of Tangency of said curve; thence run North 00 degrees 22 minutes 34 seconds East for a distance of 119.55 feet to

Parcel 2:

Together with a non-exclusive access easement as conveyed to Baker Seafood, Inc., on May 29, 2001, and recorded in Instrument No. 2001-25731, including ingress and egress across the following described property:

Line description of 25 foot ingress and egress easement;

Commence at the Southwest corner of the Southwest quarter of the Northeast quarter of Section 4, Township 22 North, Range 2 West, Shelby County, Alabama; thence North 02 degrees 06 minutes 24 seconds West 512.99 feet; thence South 89 degrees 47 minutes 07 seconds East 1036.65 feet; thence South 10 degrees 16 minutes 53 seconds East 396.25 feet to the Westerly margin of U.S. Highway 31; thence continue along said road South 10 degrees 16 minutes 53 seconds East 80.24 feet; thence continue along said right of way South 79 degrees 34 minutes 19 seconds West 49.72 feet; thence continue along said right of way on a curve said curve concave to the West having a radius of 854.82 feet along a chord bearing and distance South 02 degrees 26 minutes 38 seconds East of a chord distance of 234.44 feet to the beginning of a 25 foot ingress and egress easement; thence leaving said right of way along a curve said curve concave to the South having a radius of 121.50 feet along a chord bearing North 79 degrees 08 minutes 51 seconds West for a distance of 44.19 feet; thence North 89 degrees 37 minutes 26 seconds West 121.82 feet to the beginning of a curve said curve concave to the Northeast having a radius 23.50 feet along a chord bearing North 44 degrees 37 minutes 26 seconds West a chord distance of 33.23 feet; thence North 00 degrees 23 minutes 01 seconds East 230.63 feet to the beginning of a curve said curve concave to the Southeast having a radius of 43.50 feet on a chord bearing North 40 degrees 02 minutes 50 seconds East a chord distance of 59.54 feet; thence North 79 degree 43 minutes 07 seconds East 120.73 feet; thence South 10 degrees 16 minutes 53 seconds East 5.0 feet; thence North 79 degrees 43 minutes 07 seconds East 40.25 feet; thence South 65 degrees 30 minutes 48 seconds East 18.21 feet to the point of beginning, said easement being 25 feet left of the above described line being a 25 foot ingress and egress easement; being situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/26/2018 03:02:05 PM  
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