

STATE OF ALABAMA
JEFFERSON COUNTY

20190123000023290
01/23/2019 08:15:32 AM
PARTREL 1/4

Know All Men by These Presents, That whereas the undersigned KADCO, LLC is the owner and holder of record of that certain mortgage executed by New Centennial Realty Co., LLC to KADCO, LLC dated July 5, 2016, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20160722000256910, in which mortgage the following described land and other land is described and conveyed; and,

Whereas, for the consideration herein set out, the said KADCO, LLC has agreed to release from the lien of said mortgage the hereinafter described land.

Now, Therefore, in consideration of the premises and the sum of zero dollars (\$0.00) and other good and valuable consideration paid to the holder of said mortgage, on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said KADCO, LLC does hereby release, remise, convey and quitclaim unto the said New Centennial Realty Co., LLC, their heirs and assigns from the lien, operation and effect of said mortgage that part of the land described in said mortgage which is described as follows:

LOT 3 OF SMITH'S ADDITION TO BRIDGEWATER DRIVE, AS RECORDED IN MAP BOOK 46, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH A NON—EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A PART OF LOT 2 AND LOT 3, ACCORDING TO SMITH'S ADDITION TO BRIDGEWATER DRIVE, AS RECORDED IN MAP BOOK 46, PAGE 42 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 2, ACCORDING TO SMITH'S ADDITION TO BRIDGEWATER DRIVE, AS RECORDED IN MAP BOOK 46, PAGE 42 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY FOR BRIDGEWATER PARK DRIVE FOR A DISTANCE OF 54.91' TO THE CENTER OF A NON-EXCLUSIVE EASEMENT BEING DESCRIBED AS 7.5' TO BOTH SIDES OF, PARALLEL TO, AND ABUTTING THE FOLLOWING DESCRIBED CENTERLINE: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WITH A CHORD BEARING OF S 04°02'23" W, WITH A RADIUS OF 55.45' AND A CHORD LENGTH OF 53.79'; THENCE ALONG THE ARC OF SAID CURVE FOR 56.16'; THENCE S 33°03'16" W A DISTANCE OF 72.34' TO THE POINT OF CURVE TURNING TO THE LEFT WITH A RADIUS OF 52.75', WITH A CHORD BEARING OF S 04°22'45" E, WITH A CHORD LENGTH OF 64.13'; THENCE ALONG SAID ARC 68.93'; THENCE S 41°48'47" E A DISTANCE OF 6.16' TO A POINT OF CURVE TURNING TO THE LEFT, WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 54°25'46" E, WITH A CHORD LENGTH OF 21.84'; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 22.02'; THENCE S 67°02'44" E A DISTANCE OF 1.95' TO THE POINT OF CURVE TURNING TO THE LEFT WITH A RADIUS OF 85.00', WITH A CHORD BEARING OF S 84°29'19" E, WITH A CHORD LENGTH OF 50.96'; THENCE ALONG SAID ARC FOR A DISTANCE OF 51.75', THENCE N 78°04'06" E A DISTANCE OF 41.30' TO THE NORTHEAST LOT BOUNDARY FOR LOT 2 AND THE END OF THIS EASEMENT.

Whether correctly described or not, this partial release in no way releases the remainder of the property described in said mortgage. It is the intent of KADCO, LLC that the mortgage shall remain in full force and effect on the property described in Instrument # 20160722000256910 and releases only the above described acreage.

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

To Have and to Hold said tract or parcel of land unto the said New Centennial Realty Co., LLC, their heirs and assigns forever.

In Witness Whereof, I hereunto set my hand and seal this 15th day of January, 2019.

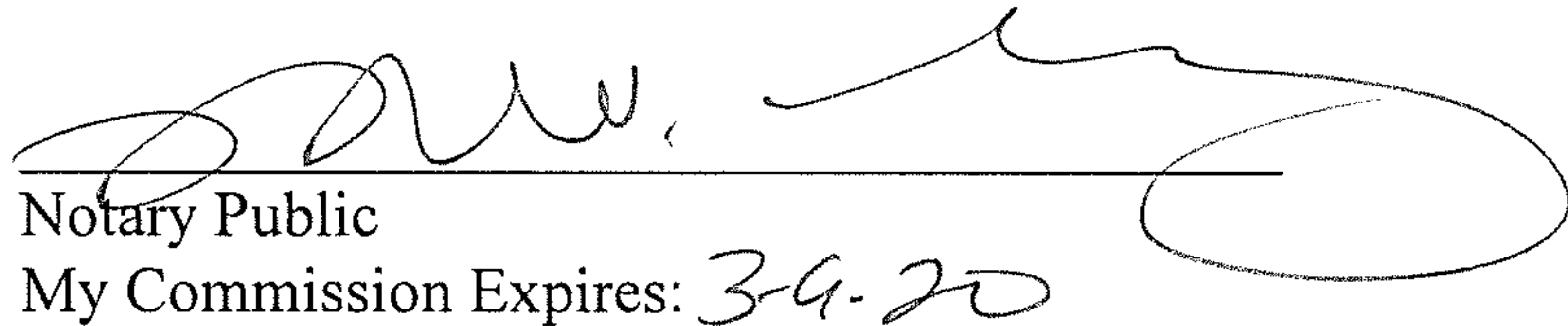
KADCO, LLC

By: CHARLES G. KESSLER JR.
Its: MANAGING MEMBER

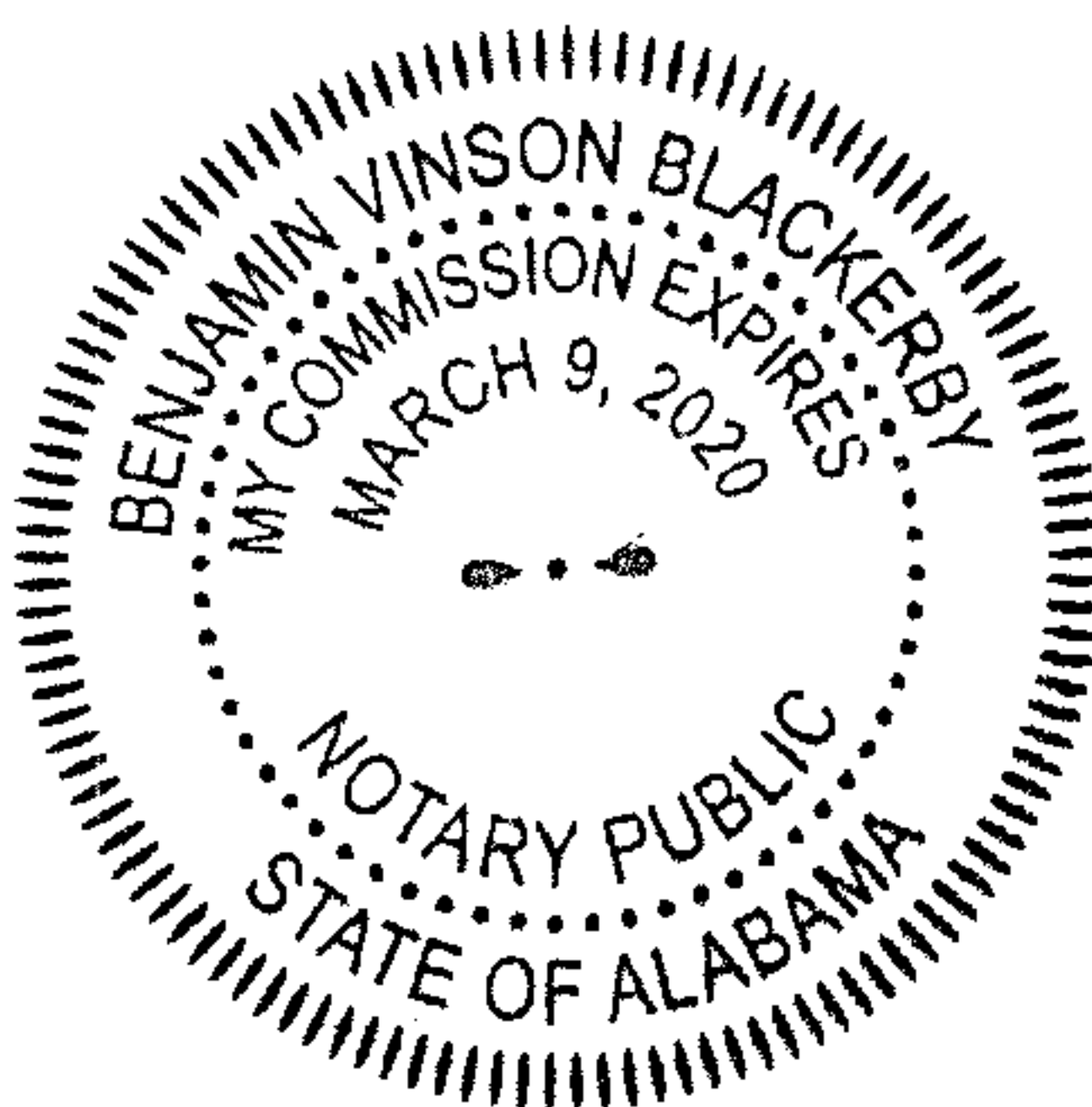
STATE OF ALABAMA
JEFFERSON COUNTY

20190123000023290 01/23/2019 08:15:32 AM PARTREL 2/4

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles Kessler whose name as managing member of KADCO, LLC, a limited liability company, 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 limited liability company. Given under my hand this 15th day of January, 2019.

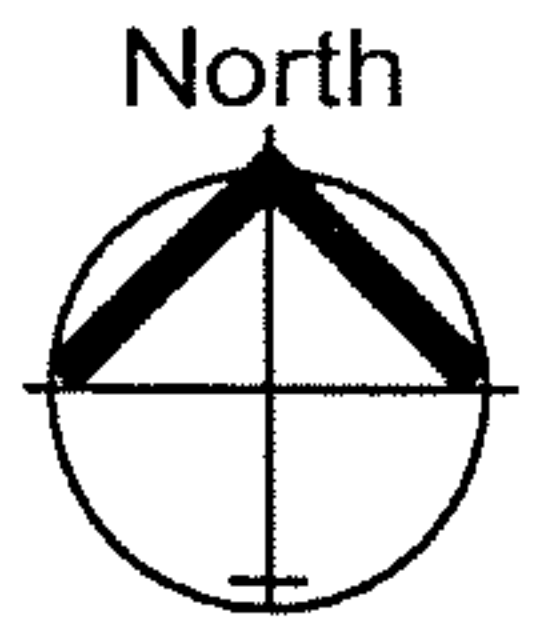

Notary Public
My Commission Expires: 3-9-20

Prepared By:
Shannon E. Price
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

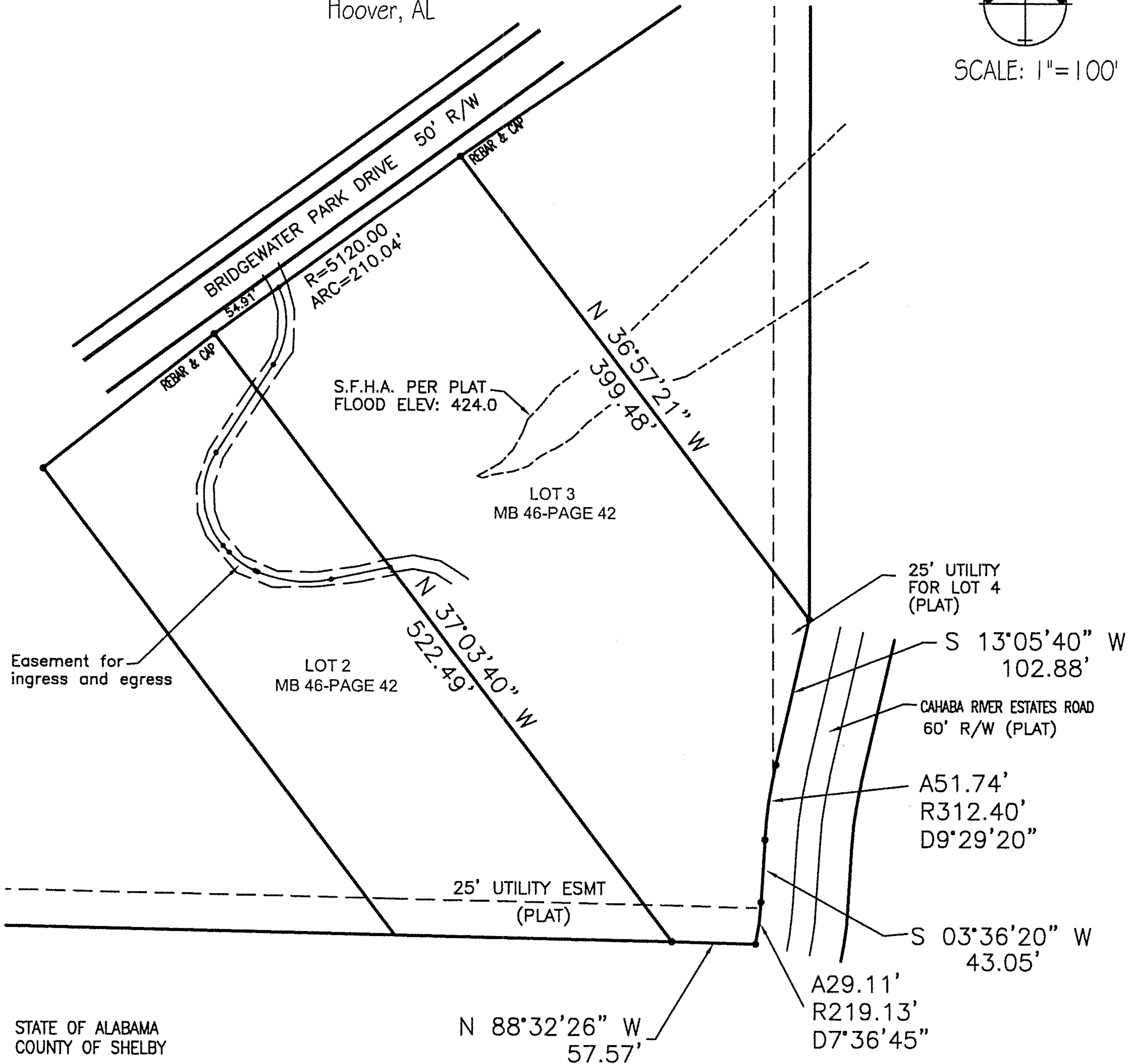


HCI JOB NO.
18.090.K

TAX ID: 11-7-26-0-001-4.008
ADDRESS: 987 BRIDGEWATER DRIVE
Hoover, AL



SCALE: 1"=100'



STATE OF ALABAMA
COUNTY OF SHELBY

LOT 3, AS SHOWN ON THE MAP OF SMITH'S ADDITION TO BRIDGEWATER DR. AS RECORDED IN MAP BOOK 46, PAGE 42 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO; A Non-exclusive easement for ingress and egress described as follows:

A part of Lot 2 and Lot 3, according to Smith's Addition to Bridgewater Drive, as recorded in Map Book 46, Page 42 in the probate Office of Shelby County, Alabama, more particularly described as follows:

Begin the the NE Corner of Lot 2, according to Smith's Addition to Bridgewater Drive, as recorded in Map Book 46, Page 42 in the probate Office of Shelby County, Alabama; thence Northeasterly along the right of way for Bridgewater park Drive for a distance of 54.91' the he center of a non-exclusive easement being described as 7.5' to both sides of, parallel to, and abutting the following described centerline: thence along the arc of a non-tangent curve to the right, with a a chord bearing of S 04°02'23" W, with a radius of 55.45' and a chord length of 53.79'; thence along the arc of said curve for 56.16'; thence S 33°03'16" W a distance of 72.34' to the point of curve turning to the left with a radius of 52.75', with a chord bearing of S 04°22'45" E, with a chord length of 64.13'; thence along said arc 68.93'; thence S 41°48'47" E a distance of 6.16' to a point of curve turning to the left , with a radius of 50.00', with a chord bearing of S 54°25'46" E, with a chord length of 21.84'; thence along the arc of said curve for a distance of 22.02'; thence S 67°02'44" E a distance of 1.95' to the point of Curve turning to the left with a radius of 85.00', with a chord bearing of S 84°29'19" E, with a chord length of 50.96'; thence along said arc for a distance of 51.75', thence N 78°04'06" E a distance of 41.30' to the Northeast lot boundary for Lot 2 and the End of this easement.

For the aboved described property, I, Karl Hager, hereby state that all parts of this survey and drawing have been completed in accordance with the current standards for the practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

SOURCE OF TITLE: Record Map

RELEASE DATE: 01/08/19

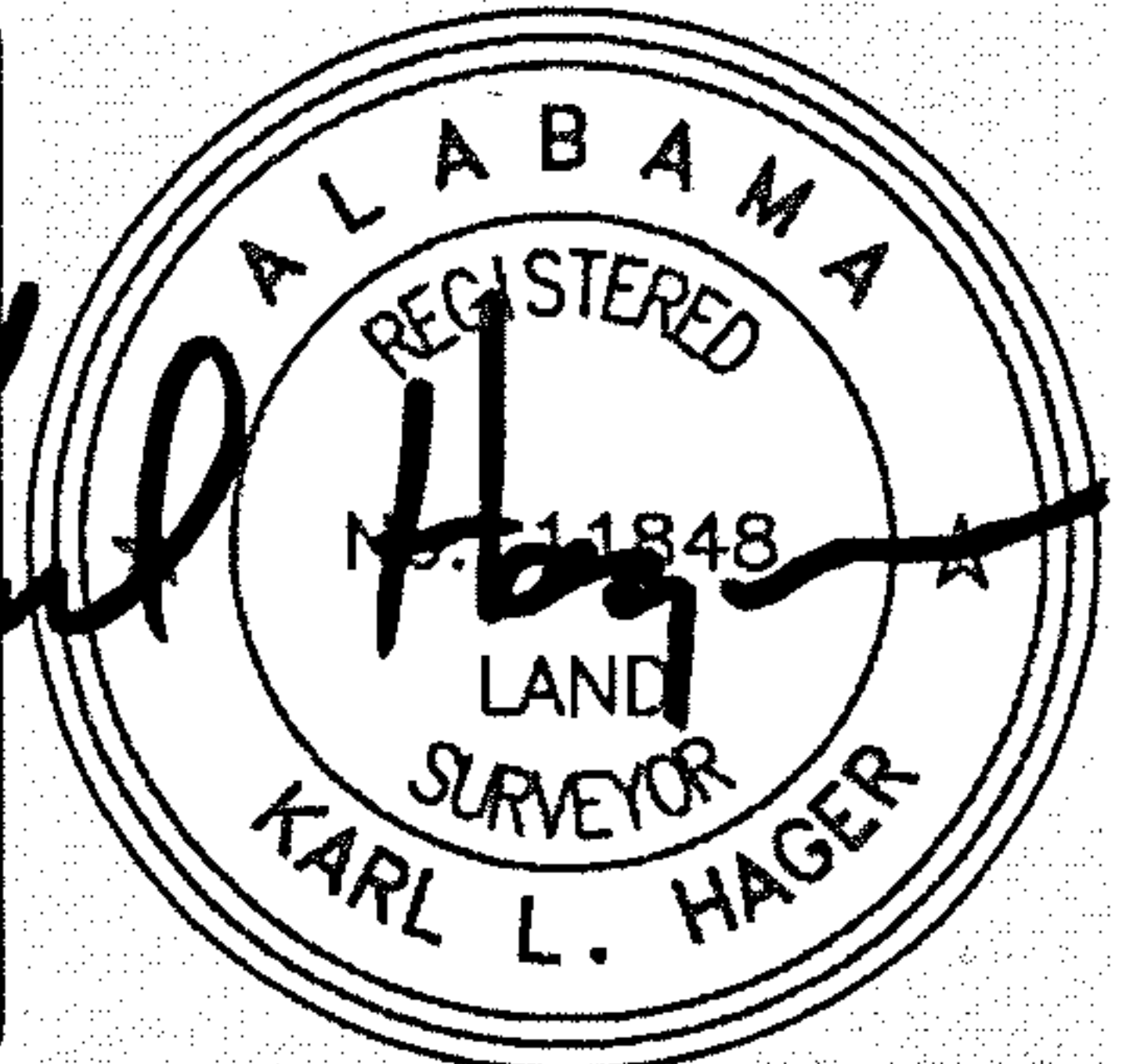
TYPE:
Driveway Easement Survey

HCI

HAGER COMPANY, INC.
1825-D 12TH AVENUE
BESSEMER, AL 35020
PHONE: 205.424.4235
FAX: 205.425.6310

C/L-CENTERLINE
IPS-5/8"REBAR W/ CAP
IPF-IRON PIN FOUND
CALC-CALCULATED
(-)-DEED DIMENSION
ROW-RIGHT OF WAY
CONC-CONCRETE
PP-POWER POLE
FC-FENCE CORNER
MTL-MEATAL
BM-BENCH MARK FOUND
TBM-BENCH MARK SET
ANC-POWER POLE ANCHOR

N-NORTH
S-SOUTH
W-WEST
E-EAST
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
● -POINT SET
○ -POINT FOUND
⊠ -POINT CALC.
Δ -POINT NOT SET
-x-x-x- -FENCE LINE
- - - - -EASEMENT LINE
- / - - -OVERHEAD POWER/TEL
MH - Manhole



A Non-exclusive easement for ingress and egress described as follows:

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2019 08:15:32 AM
\$24.00 CHERRY
20190123000023290

Allen S. Bayl