

This instrument prepared by:

John W. Clark IV, Esq.
CLARK LAW FIRM, PC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, Alabama 35203
Telephone: (205) 506-0075
Facsimile: (800) 856-9028

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SATISFACTION/RELEASE OF MORTGAGE

Know all men by these presents, that the undersigned mortgagee **JSJF Properties I, LLC**, a limited liability company formed under the laws of the State of Alabama, acknowledges the full **SATISFACTION** and **RELEASE** of any indebtedness secured by that certain real property mortgage in the name of mortgagor **Clear Prong Partners, LLC**, a limited liability company formed under the laws of the State of Alabama, said real property mortgage dated December 4, 2018, and having been recorded in the office of the Judge of Probate Court of Shelby County, Alabama on December 7, 2018 as **Instrument #20181207000427600** in the initial principal amount of \$2,881,900.00, and the undersigned does hereby **RELEASE AND SATISFY** said mortgage and release the real property securing said mortgage as more particularly described on Exhibit A hereto.

[SIGNATURE ON FOLLOWING PAGE]



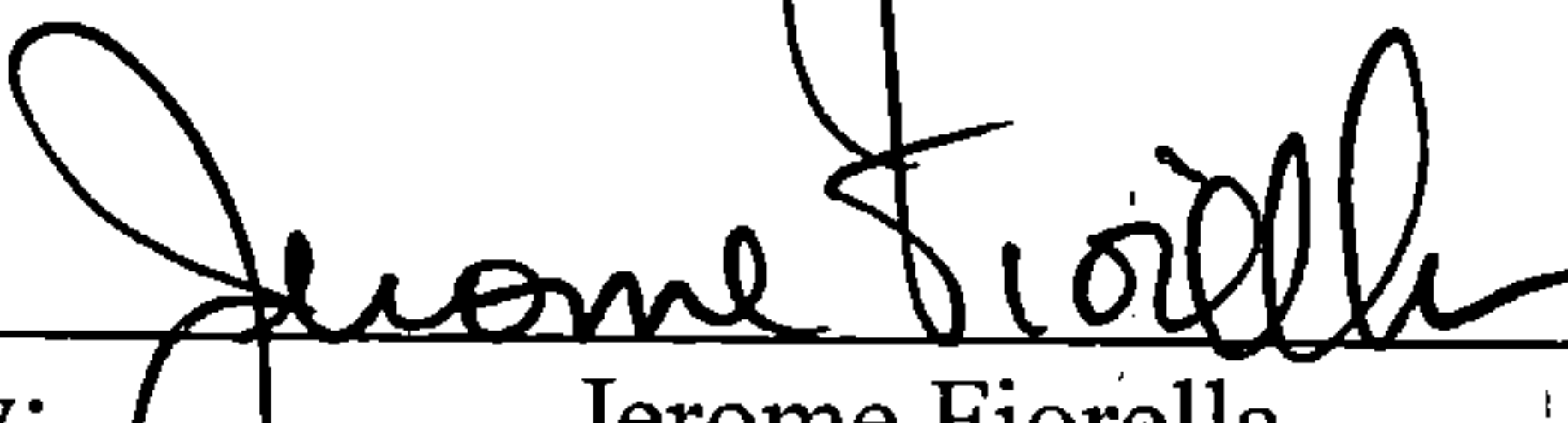
20191230000481030 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/30/2019 11:41:54 AM FILED/CERT

[SIGNATURE PAGE TO SATISFACTION/RELEASE OF MORTGAGE]

Executed as of the 23rd day of December 2019.

JSJF PROPERTIES I, LLC

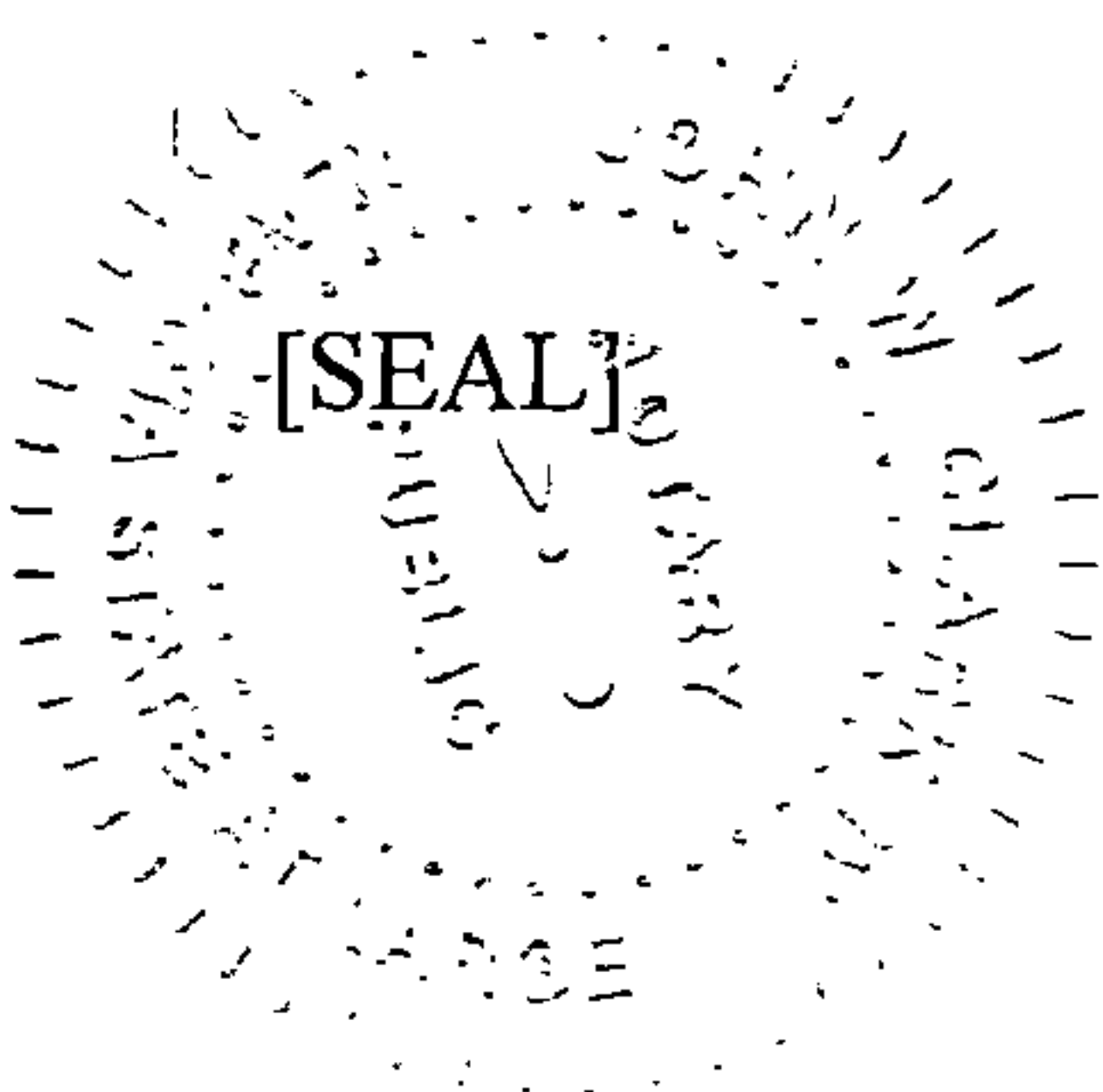
By: JF Management, LLC
As its: Authorized Member

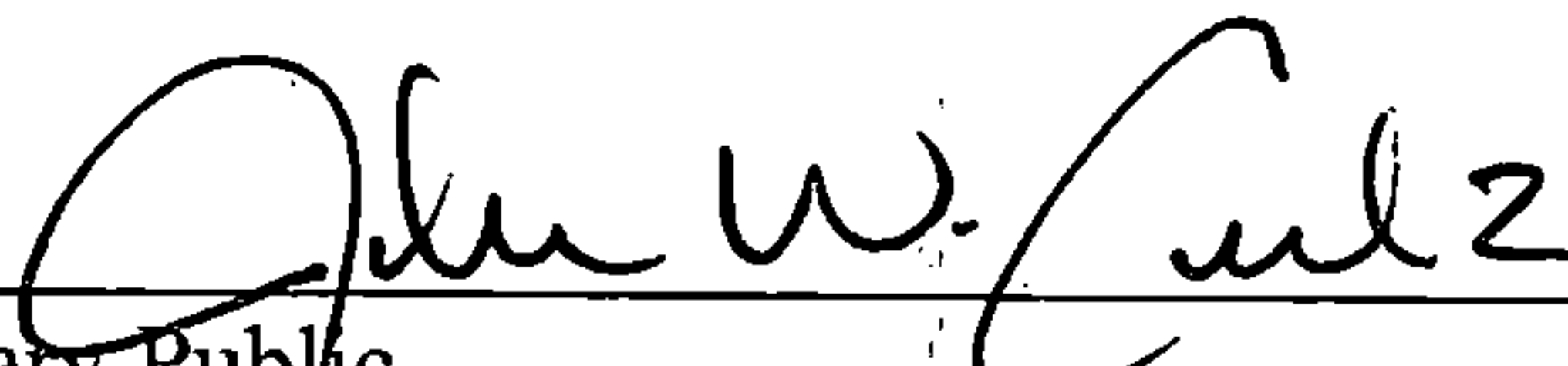

By: Jerome Fiorella
As its: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jerome Fiorella**, whose name is signed to the foregoing conveyance as the **Authorized Member** of **JF Management, LLC**, an Alabama limited liability company, as the **Authorized Member** of **JSJF Properties I, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on behalf of said company, and with full authority to act on behalf of the company.

Given under my hand and seal this the 27th day of December 2019.




Notary Public
My Commission Expires:

JOHN W. CLARK, IV
Notary Public, Alabama State At Large
My Commission Expires Nov. 18, 2022



20191230000481030 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/30/2019 11:41:54 AM FILED/CERT

Exhibit A

20191230000481030 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/30/2019 11:41:54 AM FILED/CERT

Legal Description of Released Property

A parcel of land situated in the south 1/4 of Section 26, the SW 1/4 of the SW 1/4 of Section 25, and the north 1/4 of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a concrete monument at the SW corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 00°49'35" E along the west line of the SW 1/4 of the SW 1/4 of Section 26 a distance of 1313.63 feet to a concrete monument at the NW corner of said 1/4-1/4 section; thence N 87°53'09" E along the north line of the south 1/4 of Section 26 a distance of 5319.12 feet to a 1/2" rebar capped PLS 30819 at the NE corner of the SE 1/4 of the SE 1/4 of section 26; thence N 88°52'56" E along the north line of the SW 1/4 of the SW 1/4 of Section 25 a distance of 636.40 feet to a point; thence S 00°01'14" W a distance of 480.56 feet to a point; thence S 68°01'49" W a distance of 473.76 feet to a point; thence S 39°23'01" W a distance of 729.35 feet to a point of curve to the left having a central angle of 39°23'01" and a radius of 250.00 feet, said curve subtended by a chord bearing S 19°41'31" W and a chord distance of 168.48 feet; thence along the arc of said curve a distance of 171.84 feet to a point; thence S 00°00'00" E a distance of 175.11 feet to a point; thence N 90°00'00" W a distance of 99.65 feet to a point of curve to the right having a central angle of 19°12'02" and a radius of 950.00 feet, said curve subtended by a chord bearing N 80°23'59" W and a chord distance of 316.87 feet; thence along the arc of said curve a distance of 318.36 feet to a point; thence N 70°47'58" W a distance of 648.39 feet to a point of curve to the left having a central angle of 20°11'26" and a radius of 2050.00 feet, said curve subtended by a chord bearing N 80°53'41" W and a chord distance of 718.67 feet; thence along the arc of said curve a distance of 722.40 feet to a point; thence S 89°00'36" W a distance of 466.36 feet to a point; thence S 00°00'00" E a distance of 1446.28 feet to a point on the south line of the NW 1/4 of the NE 1/4 of Section 35; thence S 87°56'45" W along the south line of said 1/4-1/4 section and the NE 1/4 of the NW 1/4 of Section 35 a distance of 820.69 feet to a 5/8" rebar; thence S 87°56'41" W along the south line of the NE 1/4 of the NW 1/4 of Section 35 a distance of 681.56 feet to a concrete monument at the SW corner of said 1/4-1/4 section; thence N 00°09'17" E along the west line of said 1/4-1/4 section a distance of 1256.87 feet to a concrete monument at the NW corner of said 1/4-1/4 section; thence S 85°50'53" W along the north line of the NW 1/4 of the NW 1/4 of Section 35 a distance of 1316.91 feet to the POINT OF BEGINNING. Said parcel of land contains 205.85 acres, more or less.

Together with the right to use of the following easements conveyed by Westervelt Realty, Inc. to JSJF Properties I, LLC on August 3, 2018 via Instrument #20180803000277150 to the extent JSJF Properties I, LLC may use the easements:

Easement 1

A sixty (60) foot wide non-exclusive easement over and across certain real property owned by Westervelt Realty, Inc. ("Westervelt") located in Shelby County, Alabama which is more particularly identified on the map as the permanent easement (the "Permanent Easement") for purposes of providing access to and from certain property owned by the Grantee. Westervelt

reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by Westervelt.

Easement 2

A forty (40) foot wide non-exclusive easement over and across certain real property owned by Westervelt located in Shelby County, Alabama which is more particularly identified on the map as the revocable easement (the "Revocable Easement") for purposes of providing access to and from certain property owned by the Grantee. Westervelt reserves the right to terminate the Revocable Easement at Westervelt's sole and absolute discretion, by giving written notice to Grantee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the effective date therein specified.



20191230000481030 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/30/2019 11:41:54 AM FILED/CERT