

20201008000456700
10/08/2020 09:37:05 AM
PARTREL 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

PARTIAL MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS; that AR Properties, LLC did heretofore execute to SDH Birmingham, LLC a Mortgage dated September 1, 2020, which Mortgage is recorded in Instrument No. 20200901000387170 Office of the Judge of Probate of Shelby County, Alabama.

In consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the receipt of which are hereby acknowledged in hand paid to SDH Birmingham, LLC by AR Properties, LLC, SDH Birmingham, LLC by its execution of this instrument hereby releases that certain real property located in Shelby County, Alabama more particularly described :

See Exhibit A, attached hereto and incorporated by reference herein.

It is expressly understood by the execution of this instrument that the same shall in no way affect the balance of the security as set out and described in the Mortgage.

SDH Birmingham, LLC

By: *Connor Thorpe*

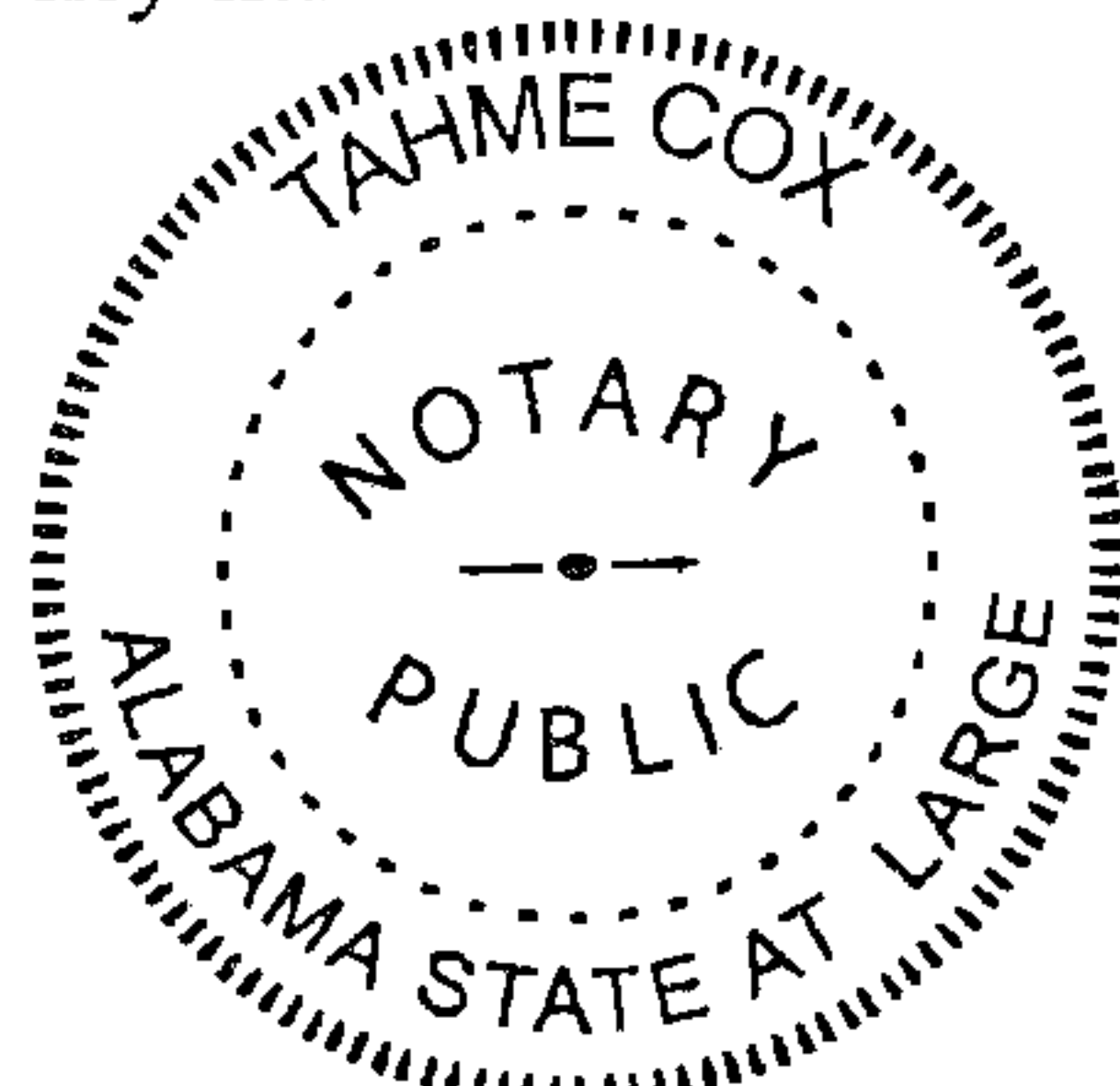
Its: *Land Acquisition Manager*

STATE OF ALABAMA)
COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connor Thorpe as Land Acq. Mgr. of SDH Birmingham, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 5th day of October, 2020.



Tahme Cox

Notary Public

My Commission Expires: 8-21-2023

EXHIBIT A

LEGAL DESCRIPTION FOR MORTGAGE RELEASE

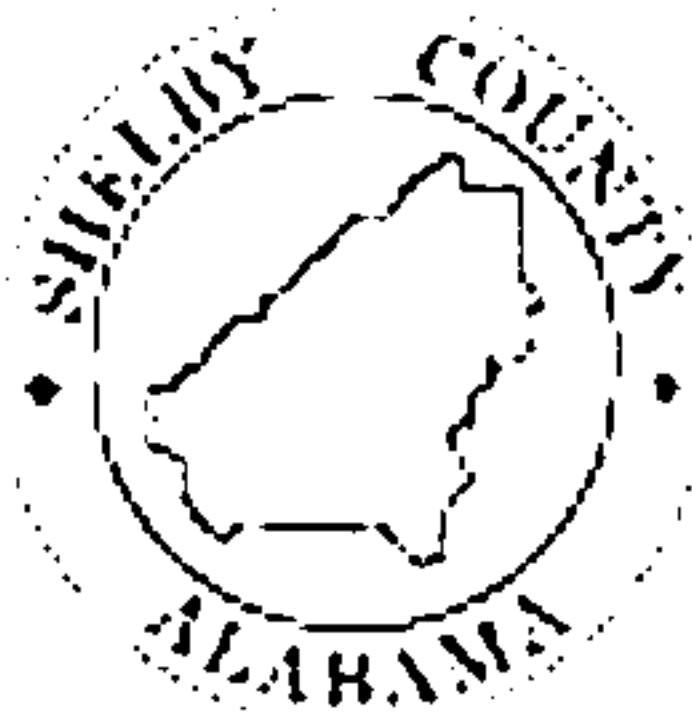
Lot 1 and 2 Springs Crossing Commercial Sector 1 . Recorded in Map Book 53, page 14. Shelby County, Alabama.

Also the following property:

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°08'02"W for a distance of 859.12'; thence S87°48'08"W for a distance of 427.49'; thence N02°12'11"W for a distance of 1009.79' to the Southerly R.O.W. line of Alabama Highway 70; thence along said R.O.W. line a chord bearing N85°05'06"W for a chord distance of 314.53'; thence S06°27'15"W and along said R.O.W. line for a distance of 20.00'; thence N83°32'45"W for a distance of 344.07' to a point on the Westerly R.O.W. line of Springs Crossing Parkway and the POINT OF BEGINNING; thence N83°32'45"W, leaving said Springs Crossing Parkway R.O.W. and along said Highway 70 R.O.W. line for a distance of 237.53'; thence S01°51'04"E and leaving said R.O.W. line for a distance of 750.87'; thence N88°08'56"E for a distance of 113.13'; thence S66°53'51"E for a distance of 34.13'; thence N55°28'06"E for a distance of 214.92' to the Westerly R.O.W. line of above said Springs Crossing Parkway; thence N03°16'03"W and along said R.O.W. line for a distance of 199.01'; thence S86°43'13"W and along said R.O.W. line for a distance of 10.00'; thence N03°16'03"W and along said R.O.W. line for a distance of 340.76'; thence N43°14'28"W and along said R.O.W. line for a distance of 100.72' to the POINT OF BEGINNING.

Said Parcel containing 5.00 acres, more or less.

SUBJECT to an Easement as shown on Springs Crossing Commercial, Sector 1, as recorded in Map Book 53, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2020 09:37:05 AM
\$25.00 JESSICA
20201008000456700

Alvin S. Beal