

STATE OF ALABAMA)

SHELBY COUNTY)



20210317000133810 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/17/2021 11:10:55 AM FILED/CERT

PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT

Central State Bank("Mortgagee") is the owner and holder

or record of that

certain mortgage executed by **Madison Earl Development, LLC** ("Mortgagor").

Said mortgage was executed on **February 4, 2020** and recorded with the

Shelby County, Alabama, Judge of Probate Office on **February 6, 2020** and in

Instrument # 20200206000049990.

NOW, Mortgagee does hereby release, remise, convey, and quit claim onto
Mortgagor and their heirs and assigns from the lien, operation and effect of said
mortgage on that part of the property described as follows:

**A part of the NE ¼ of the NW ¼, of Section 23, Township 21 South,
Range 3 West identified as Tract No. 21 on Project No STPBH-0119(510) in
Shelby County, Alabama and being more fully described as follows:**

Parcel 1 or 1:

Commencing at the NE corner of the NE ¼ of the NW ¼, of Section 23, Township 21 south and
Range 3 west,

thence West and along the North ¼ section line a distance of 1071 feet, more or less, to a point
on the present South R/W line of CR-12;

thence West and along said present R/W line a distance of 30', more or less, to a point on the
acquired R/W line(said point offset 130' RT of centerline of project), which is the point of
BEGINNING;

thence S 24°23'59" W and along the acquired R/W line a distance of 38.73 feet to a point on the
acquired R/W line(said point offset 105' RT and perpendicular to centerline of project at station
107 + 75);

thence following the curvature thereof an arc distance of 237.86 feet and along the acquired R/W
line to a point on the grantor's South property line (said arc having a chord bearing of
S 11 °40'45"E, a clockwise direction, a chord distance of 237.70 feet and a radius of
1865.34 feet);

thence N 89 °11'32" W and along the grantor's said property line a distance of 81.06 feet to a
point on the present East R/W line of SR-119;

thence following the curvature thereof an arc distance of 264.73 feet and along said present R/W
line to a point on the present South R/W line of CR-12 (said arc having a chord bearing of
N 13 °0'14" W, a counterclockwise direction, a chord distance of 264.45 feet and a radius of
1675.36 feet);

thence N 85 °8'2" E and along said present R/W line a distance of 108.83 feet to the point and place of BEGINNING, containing 0.503 acre(s), more or less.

As to all other described and conveyed land in said mortgage, the lien shall remain in full force and effect, unaffected by this release. This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said land free and clear of lien of said mortgage to the State of Alabama.

In witness whereof, I set my hand and seal this the 9th day of March, 2021

Central State Bank
Partial Release Division


Terrie Childress
(Signature)

By: Terrie Childress

Its Assistant Vice President
Please print name and title

Acknowledgement for Corporation

STATE OF Alabama)
COUNTY OF Shelby)


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terrie Childress, whose name as foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this the 9th day of MARCH, 2013.

Cathy Johnson
NOTARY PUBLIC
My Commission Expires: _____

Commission Expires July 24, 2022