

STATE OF ALABAMA )

SHELBY COUNTY )

**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 **Ferguson Family Enterprises, LLC**

("Mortgagor"). Said mortgage was executed on **March 31, 2017** and recorded

with the Shelby County, Alabama, Judge of Probate Office on

**April 13, 2017** and in **Instrument # 20170413000126300**.

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. 20 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);

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 acquired R/W line(said point offset 105' RT and parallel with centerline of  
project)(said point also on the grantor's North 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), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 0.64 feet and along the acquired R/W  
line to a point on the acquired R/W line(said point offset 105' RT and perpendicular to centerline  
of project at station 105 + 50)(said arc having a chord bearing of S 7 °59'45" E, a clockwise  
direction, a chord distance of 0.64 feet and a radius of 605.77 feet);

thence S 0 °7'22"E and along the acquired R/W line a distance of 159.02 feet to a point on the  
acquired R/W line(said point offset 90' RT and perpendicular to centerline of project at station  
104+00);

N 3° 51' 9" W

thence following the curvature thereof an arc distance of 108.63 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 1° 23' 2" E, a clockwise direction, a chord distance of 108.61 feet and a radius of 1841.28 feet);

thence S 89° 22' 45" W and along the grantor's said property line a distance of 65.92 feet to a point on the present East R/W line of SR-119.

thence following the curvature thereof an arc distance of 270.98 feet and along said present R/W line to a point on the grantor's North property line (said arc having a chord bearing of N° 51' 9" W, a counterclockwise direction, a chord distance of 270.69 feet and a radius of 1678.68 feet);

thence S 89° 11' 32" E and along the grantor's said property line a distance of 81.06 feet to the point and place of BEGINNING, containing 0.429 acre(s), more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 22 day of April, 2021

Central State Bank  
Partial Release Division

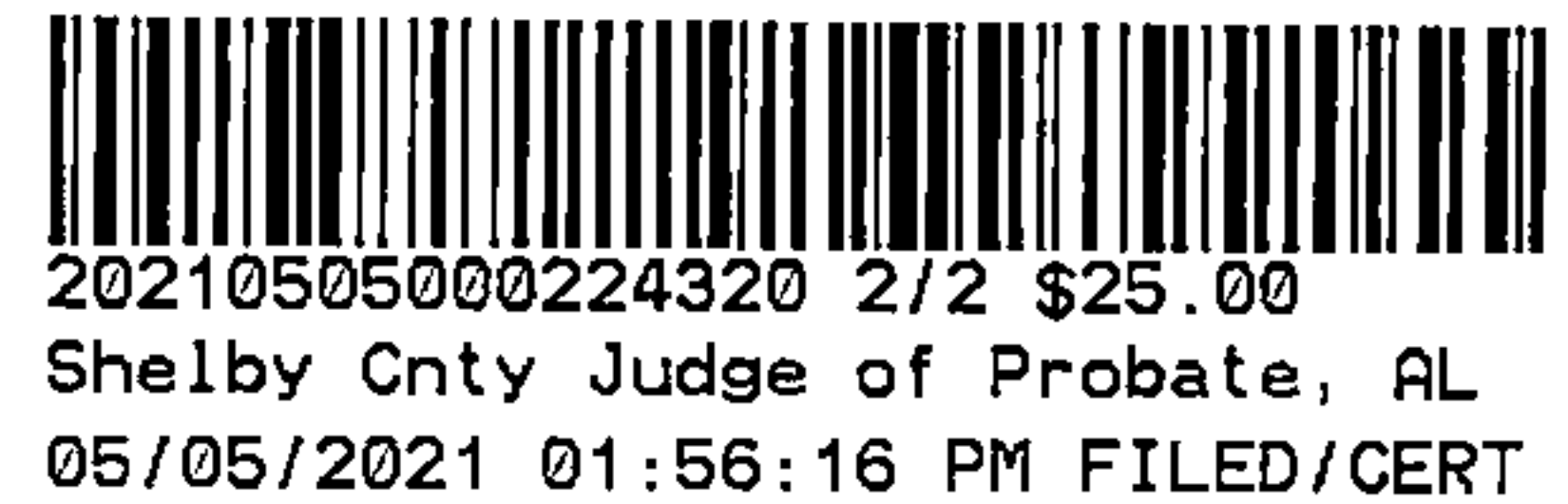
[Signature]  
(Signature)

By: DAVID Comer

Its SVP  
Please print name and title

**BUSINESS ACKNOWLEDGMENT**

STATE OF ALABAMA )  
COUNTY OF Shelby )



I, the undersigned authority, Notary Public in and for said County and in said State, hereby certify that David Comer, Loan Officer of Central State Bank, a(n) Alabama Federal Reserve Member Bank, 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 the instrument, he or she, in his or her official capacity and with full authority, executed the same voluntarily for and as the act of said Federal Reserve Member Bank.

Given under my hand this the 22<sup>nd</sup> day of April 2021

My commission expires:

**My Commission Expires July 24, 2022**

Cathy Johnson  
the undersigned authority  
Notary Public

(Official Seal)