

20210803000376480
08/03/2021 03:11:59 PM
REL 1/3

_____ State of Alabama _____ Space Above This Line for Recording Data

This instrument was prepared by: Bryant Bank
Denise Clements
234 Goodwin Crest Drive, Suite 500
Homewood, Alabama 35209

RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND MORTGAGE MODIFICATION

Bryant Bank _____, which is organized and existing
under the laws of **Alabama** _____ and holder of that certain Mortgage made and executed by
Bailey Highway 280 LLC

_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **7/7/2017**

Assignment of Rents on 7/7/17 Mortgage Modification on 3/27/20

to secure the debt or other obligation in the amount of **4,004,643.80**

certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on

8/2/17 Assignment of Rents on 8/2/17 Mortgage Modification on 4/9/20

in the **Judge of Probate** _____ for **Shelby** _____ County, Alabama

and is indexed as **Inst# 20170802000277860 Assignment of Rents as Inst# 20170802000277870**

Modification of Mortgage as Inst# 20200409000139810

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest

in the Property located at **4673 Highway 280, Birmingham, AL 35243**

and legally described as:

See Exhibit A

LENDER:

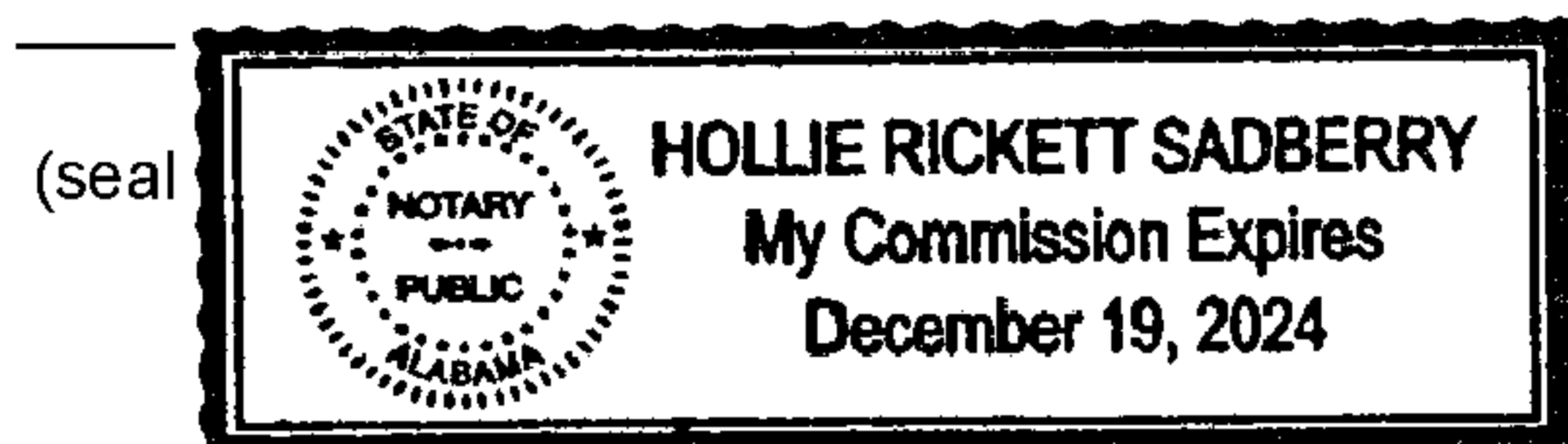
Denise Clements _____ (Seal)

(Witness)

ACKNOWLEDGEMENT
(Lender Acknowledgement)

State of Alabama County of Jefferson ss.
I, Hollie Rickett Sadberry, a Notary Public, in and for said
County in said State, hereby certify that Denise Clements
whose name(s) as Sr Vice President
of Bryant Bank, a Banking Institution is/are 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/she/they, in his/her/their capacity as such she executed the same
voluntarily on the day the same bears date. Given under my hand this the 3rd day of August, 2021

My commission expires:



Hollie Rickett Sadberry
Notary Public

EXHIBIT A

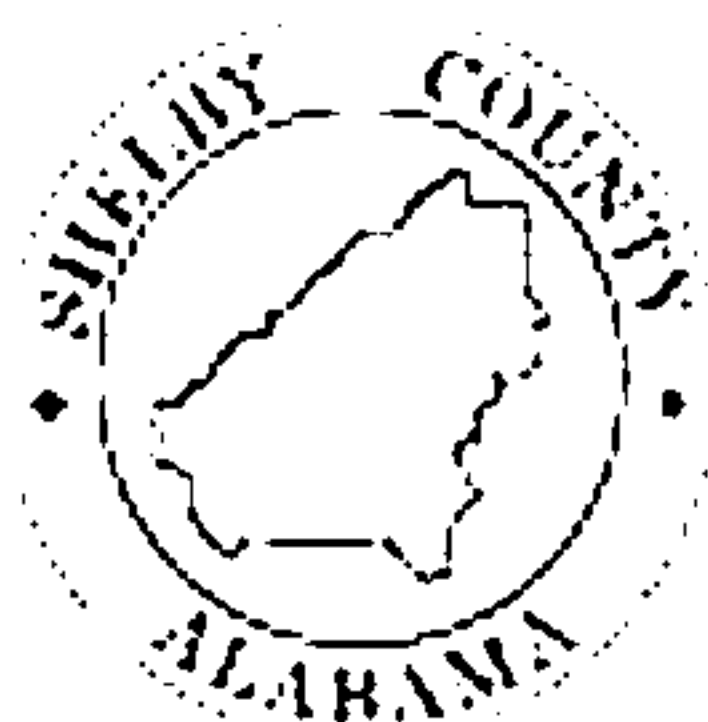
Lot 2, according to the map and survey of Lots 1, 2 and 3, Colonial Properties Subdivision, as recorded in Map Book 8, Page 138, in the Probate Office of Shelby County, Alabama.

Lots 3A and 3B, according to the resurvey of Lot 3, as recorded in Map Book 10, Page 8, in the Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Part of the SE 1/4 of NW 1/4 and SW 1/4 of NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeastern most corner of Lot 2 according to the Survey of Lots 1, 2, & 3 of Colonial Properties Subdivision as recorded in Map Book 8, Page 138, in the Office of the Judge of Probate, Shelby County, Alabama, said corner also being on the Southerly right-of-way line of East Inverness Parkway and Northwestern most corner of Lot 3A according to the Resurvey of Lot 3 of Lots 1, 2, & 3 of Colonial Properties Subdivision as recorded in Map Book 10, Page 8, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the line of said Lot 2 and Lot 3A for 120.24 feet to a point; thence turn 88° 42' 00" to the right and run Southwesterly for 252.70 feet along said Lot 2 and Lot 3A to a point; thence turn 90° 00' 00" to the left and run Southeasterly along Lot 2 and Lot 3A for 44.97 feet to a point; thence turn 90° 00' 00" to the right and run Southwesterly along Lot 2, Lot 3A and Lot 3B for 180.00 feet to a point, said point being on the Northerly right-of-way line of U.S. Highway 280, said point being on a curve to the left subtending a central angle of 1° 29' 38" and having a radius of 5,639.88 feet; thence turn 90° 28' 34" to the chord of said curve and run along the arc of said curve and said Northerly right-of-way line of U.S. Highway 280 and South line of Lot 3B for 147.05 feet to a point; thence turn 76° 31' 26" to the left to the chord of said curve and run Northeasterly for 215.00 feet along the Southerly lines of Lots 3A and 3B to a point; thence turn 75° 07' 00" to the right and run Southeasterly for 98.23 feet along the line of Lot 3A to the point of beginning of the parcel herein described; thence continue along same course for 116.77 feet to a point; thence turn 75° 05' 00" to the left and run Northeasterly along said Lot 3A for 241.00 feet to a point; thence turn 101° 52' 00" to the left and run Northwesterly for 177.44 feet along the Northerly line of Lot 3A to a point; thence turn 91° 29' 10" to the left and run Southeasterly for 242.06 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 03:11:59 PM
\$30.00 JOANN
20210803000376480

Allen S. Bayl