

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, AL 35201-0846

**PARTIAL MORTGAGE RELEASE**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned REGIONS BANK, an Alabama Banking Corporation, does hereby release the hereinafter particularly described property from the lien of that certain mortgage executed by SB DEV. CORP., an Alabama corporation and FLEMMING PARTNERS, LLC, an Alabama limited liability company, to REGIONS BANK, an Alabama Banking Corporation, dated May 6, 2016 and recorded in Inst. No. 20160506000154710; and amended by that certain Amendment to Master Mortgage dated June 10, 2016 and recorded in Instrument 20160616000207600 and further amended by that certain amendment to Master Mortgage recorded in Instrument No. 20200527000211830 in the Probate Office of Shelby County, Alabama, and all Amendments thereto, the receipt of which is hereby acknowledged, the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to wit:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 3 West, in the City of Hoover, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3 inch capped pipe at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 3 West, Shelby County Alabama and run in a Easterly direction along the South line of said 1/4 - 1/4 section for a distance of 638.71 feet to an ALAENG capped iron; thence leaving said South line, turn an interior angle to the right of 90°00'00" and run in a Northerly direction for a distance of 36.42 feet to an ALAENG capped iron located at the Southernmost corner of Lot 4247 according to the final plat of Abingdon by the River - Phase 3 as recorded in Map Book 54, Page 38 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle to the right of 130°38'28" and run in a Northwesterly direction along the Southwest boundary of said Lot 4247 for a distance of 73.22 feet to an ALAENG capped iron located at the Southwest corner of said Lot 4247; thence turn an interior angle to the right of 215°58'41" and run in a Northwesterly direction along the Southwest boundary of said Lot 4247 for a distance of 120.00 feet to an ALAENG capped iron located at the point of intersection of said lot boundary and the Southeasterly right-of-way margin of Annika Drive according to the previously described final plat; thence leaving said Lot 4247 boundary, turn an interior angle to the right of 90°00'00" and run in a Southwesterly direction along said Southeasterly right-of-way for a distance of 490.84 feet to an ALAENG capped iron at the P.C. (point of curvature) of a curve to the left having a radius of 200.00 feet and a central angle of 25°30'19"; thence run in a Southwesterly direction along the arc of said curve and along said right-of-way for the distance of 89.03 feet to an ALAENG capped iron at the point of intersection of said right-of-way and the West line of the previously described 1/4 - 1/4 section; thence leaving said right-of-way, turn an interior angle to the right of 127°12'57" (angle measured from tangent) and run in a Southerly direction along West line of said 1/4 - 1/4 section for a distance of 48.39 feet to the POINT OF BEGINNING.

AND:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 3 West, in the City of Hoover, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3 inch capped pipe at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 20 South, Range 3 West, Shelby County Alabama and run in a Easterly direction along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 638.71 feet to an ALAENG capped iron, said point being the POINT OF BEGINNING; thence leaving said South line, turn a deflection angle to the left of  $90^{\circ}00'00''$  and run in a Northerly direction for a distance of 36.42 feet to an ALAENG capped iron located at the Southernmost corner of Lot 4247 according to the final plat of Abingdon by the River - Phase 3 as recorded in Map Book 54, Page 38 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle to the left of  $108^{\circ}03'14''$  and run in a Northeasterly direction along the Southerly boundary of said Lot 4247 for a distance of 30.00 feet to an ALAENG capped iron located at the common corner of said Lot 4247 & Lot 4246 according to the previously described final plat; thence run along the Southeasterly boundary of Lots 4246, 4245, 4244, 4243, 4242, 4241, 4240, and 4239 for the following 8 calls; thence turn an interior angle to the left of  $192^{\circ}26'41''$  and run in a Northeasterly direction for a distance of 77.81 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $184^{\circ}48'05''$  and run in a Northeasterly direction for a distance of 76.23 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $193^{\circ}36'50''$  and run in a Northeasterly direction for a distance of 76.50 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $175^{\circ}07'22''$  and run in a Northeasterly direction for a distance of 72.66 feet; thence turn an interior angle to the left of  $182^{\circ}02'18''$  and run in a Northeasterly direction for a distance of 72.25 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $186^{\circ}17'38''$  and run in a Northeasterly direction for a distance of 72.30 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $170^{\circ}48'48''$  and run in a Northeasterly direction for a distance of 56.26 feet to an ALAENG capped iron; thence turn an interior angle to the left of  $204^{\circ}42'06''$  and run in a Northeasterly direction for a distance of 59.99 feet to an ALAENG capped iron located at the Easternmost corner of Lot 4239; thence leaving said Lot 4239 boundary, turn an interior angle to the left of  $44^{\circ}39'59''$  and run in a Southeasterly direction for a distance of 123.95 feet; thence turn an interior angle to the left of  $108^{\circ}43'27''$  and run in a Southwesterly direction for a distance of 494.82 feet to an ALAENG capped iron located on the South-line of the previously described  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence turn an interior angle to the left of  $138^{\circ}44'33''$  and run in an Easterly direction along said South-line for a distance of 93.69 feet to the POINT OF BEGINNING.

AND:

A parcel of land situated in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 20 South, Range 3 West, in the City of Hoover, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3 inch capped pipe at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, and run North along the East-line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 48.39 feet to the point of intersection of said East-line and the Southerly right-of-way margin of Annika Drive according to the final plat of Abingdon by the River - Phase 3 as recorded in Map Book 54, Page 38, in the Office of the Judge of Probate, Shelby County, Alabama, said point being in a non-tangent curve to the left having a central angle of  $18^{\circ}15'42''$  and a radius of 200.00 feet; thence leaving said East-line, turn an interior angle to the right of  $52^{\circ}47'03''$  (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve and along said right-of-way for a distance of 63.75 feet to an ALAENG capped iron at the point of intersection of said right-of-way and the Northerly boundary of Common Area CA-18 according to the final plat of Abingdon by the River - Phase 2 as recorded in Map Book 53, Page 43 in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said right-of-way, turn an interior angle to the right of  $90^{\circ}0'0''$  (angle measured from tangent) and run in a Southeasterly direction along said Common Area boundary for a distance of 20.12 feet to an ALAENG capped iron; thence turn an interior angle to the right of  $235^{\circ}28'15''$  and run in a Southerly direction along the Easterly boundary of said Common Area for a distance of 350.46 feet to an ALAENG capped iron located at the Southeast corner of said Common Area; thence turn in interior angle to the right of  $90^{\circ}0'0''$  and run in an Easterly direction for a distance of 12.34 feet to an ALAENG capped iron; thence turn an interior angle to the right of  $271^{\circ}19'12''$  and run in a Southerly direction for a distance of 532.99 feet to an ALAENG capped iron; thence turn an interior angle to the



right of 226°04'35" and run in a Southwesterly direction for a distance of 212.19 feet to an ALAENG capped iron; thence turn an interior angle to the right of 152°13'18" and run in a Southwesterly direction for a distance of 208.83 feet to an ALAENG capped iron; thence turn an interior angle to the right of 274°08'57" and run in a Northwesterly direction for a distance of 92.20 feet to an ALAENG capped iron; thence turn an interior angle to the right of 16°52'33" and run in a Southeasterly direction for a distance of 119.91 feet to an ALAENG capped iron; thence turn an interior angle to the right of 90°0'0" and run in a Northeasterly direction for a distance of 378.95 feet to an ALAENG capped iron located on the East-line of the previously described 1/4-1/4 section; thence turn an interior angle to the right of 139°21'25" and run in a Northerly direction along said East-line for a distance of 986.01 feet to the POINT OF BEGINNING;

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 17<sup>th</sup> day of November, 2021.

REGIONS BANK,  
An Alabama Banking Corporation

By: [Signature]  
Its: SENIOR VICE PRESIDENT

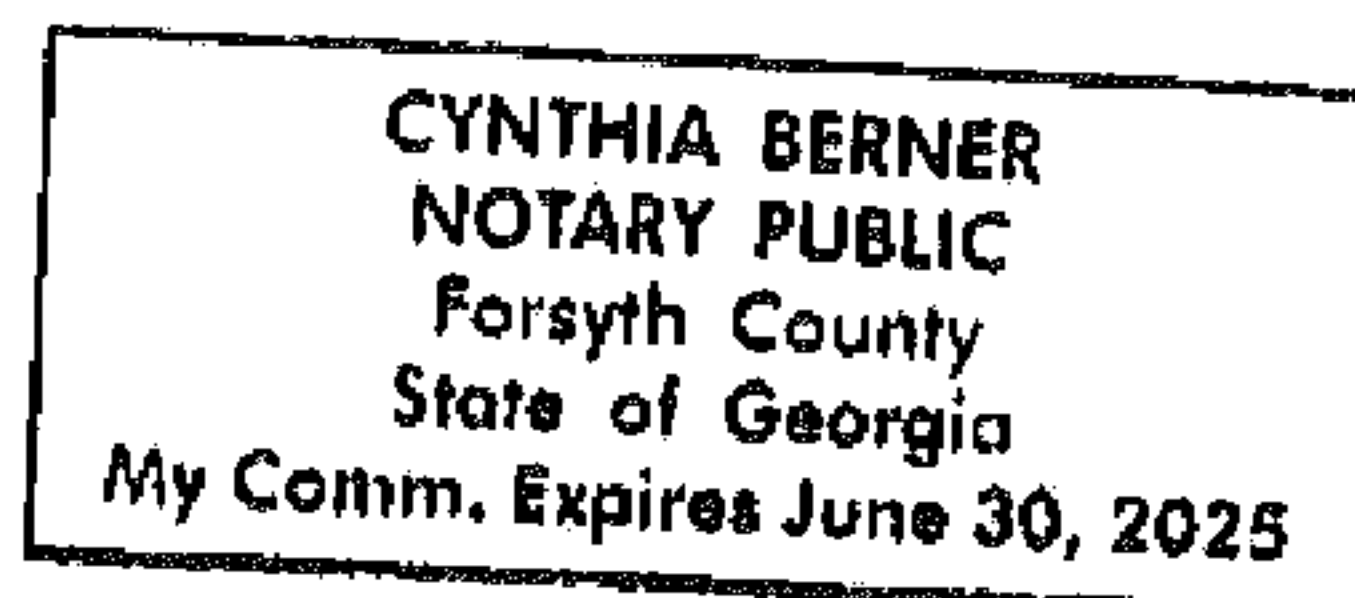
ALABAMA ~~GEORGIA~~  
COUNTY OF JEFFERSON ~~FORSYTH~~

I, the undersigned, a notary public in and for said County in said State, hereby certify that SCOTT MCCLAY, whose name as SENIOR VICE PRESIDENT of REGIONS BANK, an Alabama Banking Corporation, 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/she, as such officer and with full authority, executed the same for and as the act of said banking corporation, voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of November, 2021.

My Commission Expires:  
6/30/25

[Signature]  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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Allen S. Beryl