

20220104000000480
01/04/2022 08:38:37 AM
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
The Terrace LLC and Broderick LLC

_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **12/4/2012**

Assignment of Rents on 12/4/12 Modification of Mortgage on 12/1/16 and 8/18/21

to secure the debt or other obligation in the amount of **1,958,501.84 increased to 2,400,325.79**

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

12/7/12 Assignment of Rents on 12/7/12 Modification of Mortgage on 1/11/17 and 8/19/21

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

and is indexed as **Inst #20121207000468070 Assignment of Rents as #20121207000468080**

Modification of Mortgage as Inst# 20170111000014150 and # 20210819000405190

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

in the Property located at **5426 Highway 280 South, Birmingham, AL 35242 and 100-A Bowling Lane, Pelham, Alabama 35124**

and legally described as:

See Exhibit A

LENDER:

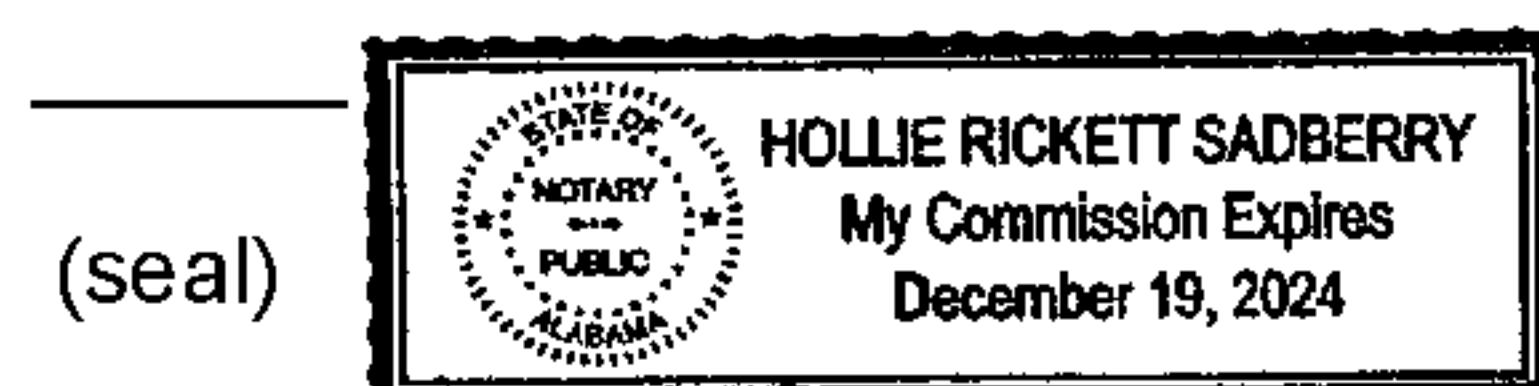
Denise Clements (Seal)

(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 29th day of December, 2021

My commission expires:



Hollie Rickett Sadberry
Notary Public

EXHIBIT "A"

PARCEL I:

Lot 1, according to the Survey of Lots 1 thru 7, Greystone Highlands Commercial Subdivision, as recorded in Map Book 20, Page 25, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A non-exclusive easement for pedestrian and vehicular ingress and egress as set forth in Reciprocal Easement and Agreement by and between Baptist Health System, Inc. and the Terrace LLC, dated November 7, 2000 and recorded in Instrument Number 2000-38869 as amended in Instrument Number 2001/4482 being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said section line for 407.30 feet to a 3/4 inch rebar, said rebar being the Northeastern corner of Lot 1, Greystone Highlands Commercial Subdivision, as recorded in Map Book 20, page 25, in the Office of the Probate Judge of Shelby County, Alabama, and the point of beginning of a Cross Parking and ingress/egress easement; thence run Westerly along same section line and Northerly line of said Lot 1 for 200.00 feet; thence turn 110°49'27" to the right and run Northeasterly 164.53 feet to a point; thence turn 57°00'43" to the left and run Northerly for 59.27 feet to a point; thence turn an angle of 64°08'37" to the right and run Northeasterly for 53.37 feet to a point on the Southerly right of way of US Highway 280; thence turn 118°55'59" to the right to become tangent to a curve to the right, said curve having a radius of 2,714.79 feet and subtending a central angle of 2°58'53"; thence run along the arc of said curve and said Southerly right of way of US Highway 280 for 141.25 feet to a concrete right of way monument and end of said curve; thence turn an interior angle of 174°19'28" from tangent of the last described curve and run along said Southerly right of way of US Highway 280 for 143.10 feet to the point of beginning.

PARCEL II:

Lot 1-A-1 according to the Final Plat for Broderick's Resurvey of Lot 1-A, Oak Mountain Centre in Map Book 39, Page 48 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 08:38:37 AM
\$31.00 CHERRY
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Allen S. Bayl