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03/18/2022 12:34:47 PM
PARTREL 1/2

RETURN TO:

PARTIAL RELEASE OF MORTGAGE

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

The undersigned, **TEXAS CAPITAL BANK, NATIONAL ASSOCIATION** having its principal place of business at 2350 Lakeside Blvd., Suite 800, Richardson, Texas 75082, the Mortgagee named in that certain Mortgage executed by **BLACKRIDGE PARTNERS, LLC.** and recorded in Mortgage Instrument No. **20180926000343080**, recorded **September 26, 2018**, of the Probate Records of Shelby County, Alabama, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, has and by these presents does hereby **RELEASE AND CANCEL** from the lien of the said mortgage, the following described real property situated in Shelby County, Alabama, to wit:


See Exhibit "A" attached hereto and made a part hereof for all purposes.

This partial release shall not otherwise affect the lien of the aforementioned mortgage.

IN WITNESS WHEREOF, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, has caused its corporate seal to be hereto affixed and this instrument to be executed by its duly authorized officers with full authority so to do.

Dated: March 10, 2022

TEXAS CAPITAL BANK

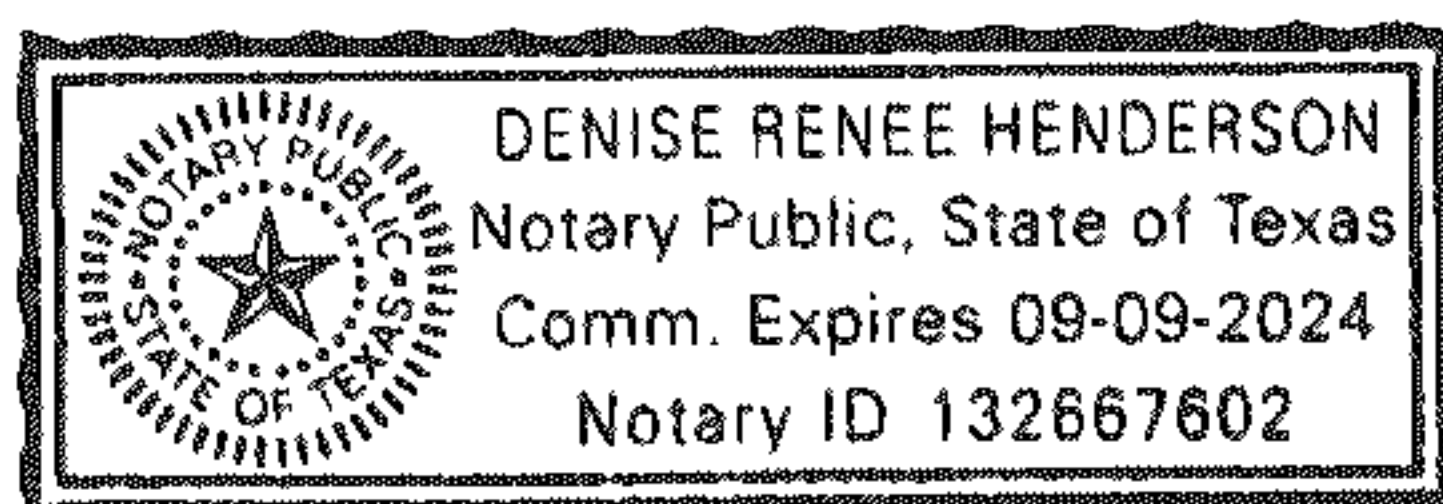

Name: Richard Mitchell
Title: Assistant Vice President

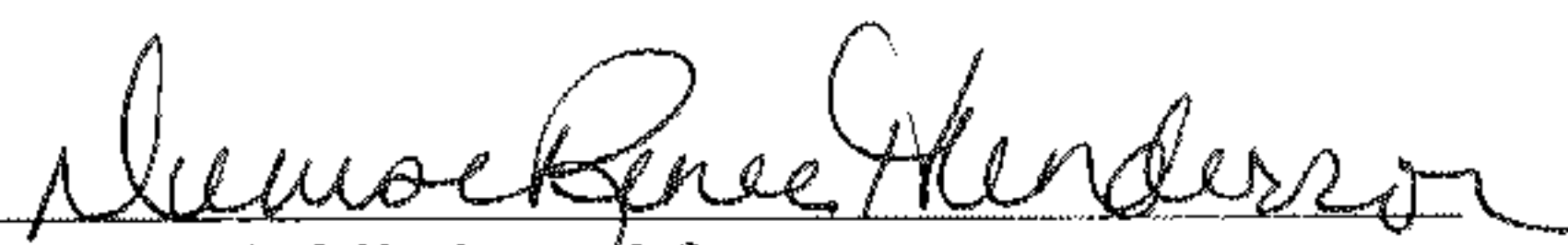
Attest:


As its: **Brenda Morelli**
Assistant Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this March 10, 2022, by Richard Mitchell the Assistant Vice President of TEXAS CAPITAL BANK, an officer of said entity, is personally known to me or has produced ___n/a___ as identification.




Notary Public in and for
The State of T E X A S
My Commission Expires: 9/9/2024

This Instrument was prepared by:
TEXAS CAPITAL BANK, NA
2350 Lakeside Blvd., Suite 800
Richardson, Texas 75082

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land situated in the South 1/2 of Section 8, and the Northwest 1/4 of Section 17, all situated in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 3 inch capped pipe at the Northwest corner of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama and run S88°41'14"E along the North line of said Section for a distance of 1603.23'; thence leaving said section line run S01°18'46" W for a distance of 939.61' to the point of intersection of the North bank of the Cahaba River and the Northeasterly boundary of the CSX railroad right-of-way as shown on CSX Val Map 06036, said point being the POINT OF BEGINNING; thence leaving said North bank, run along said CSX right-of-way for the following calls; thence run N55°20'36"W for a distance of 306.02'; thence run S34°39'24"W for a distance of 25.00'; thence run along a curve to the right with an arc length of 229.81', a radius of 2591.53', a chord bearing of N52°48'10"W, and a chord length of 229.73'; thence run along a curve to the right with an arc length of 1144.15', a radius of 1051.00', a chord bearing of N19°04'31"W, and a chord length of 1088.48'; thence run along a curve to the right with an arc length of 229.82', a radius of 2591.53', a chord bearing of N14°39'08"E, and a chord length of 229.74'; thence leaving said CSX right-of-way, run N46°42'44"E for a distance of 718.93' to the Southwest corner of Lot 1043 according to the survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A&B in the Probate Office of Shelby County, Alabama; thence run along the rear of Lots 1043 through 1033 of the same survey for the following calls; thence run along a curve to the right with an arc length of 172.48', a radius of 825.00', a chord bearing of N85°20'40"E, and a chord length of 172.16'; thence run S88°39'59"E for a distance of 264.11'; thence run along a curve to the left with an arc length of 253.98', a radius of 350.00', a chord bearing of N70°32'43"E, and a chord length of 248.44'; thence run N49°45'25"E for a distance of 147.18'; thence run along a curve to the right with an arc length of 118.04', a radius of 325.00', a chord bearing of N60°09'44"E, and a chord length of 117.40'; thence run N70°34'03"E for a distance of 405.67' to the Southeast corner of said Lot 1033; thence run N19°25'57"W for a distance of 150.00' along the East boundary of said lot to the Southeasterly right-of-way of Blackridge Lane as recorded on said survey; thence run along said right-of-way for the following calls; thence run N70°34'03"E for a distance of 7.10'; thence run along a curve to the left with an arc length of 220.15', a radius of 325.00', a chord bearing of N51°09'42"E, and a chord length of 215.97'; thence run N31°45'21"E for a distance of 49.14'; thence leaving said right-of-way, run S49°12'14"E for a distance of 249.72'; thence run S88°47'42"E for a distance of 731.42' to the North bank of the Cahaba River; thence run in a Southwesterly direction along said North bank for a distance of 3,335', more or less, to the POINT OF BEGINNING.

All bearings in this legal description are based on State Plane Coordinates for the Alabama West Zone.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2022 12:34:47 PM
\$25.00 BRITTANI
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Allen S. Bayl