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07/25/2022 10:31:10 AM
REL 1/9

Prepared by: Lori Whitehead
First American Title Insurance Company
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063

When Recorded Return to:
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063

Ref No.: 20120706000239690




DISCHARGE OF MORTGAGE

KNOWN BY ALL THESE PRESENTS That City National Bank, the current Mortgagee of that certain Mortgage described below, hereby acknowledge that the Lien of said Mortgage is fully paid and does hereby consent that the same being discharged of record.

Said Mortgage dated 06/21/2012 executed by R&L Foods LLC a Delaware limited liability company, Mortgagor, to City National Bank, Original Mortgagee, and recorded on 7/6/2012 in Mortgage Book n/a at Page n/a as Instrument No 20120706000239690 , in the Office of the Recorder for Shelby County, State of Alabama.


IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this date of: 7/25/2022.

City National Bank

By: 
Jacki Wilkins, Vice President

State of ID)
County of Bonneville)

On 7/25/2022, before me, Lisa M Carter, personally appeared Jacki Wilkins, personally known to me and who acknowledged to be the Vice President for City National Bank and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.


Lisa M Carter
Notary Public
My Commission expires: 9/28/2024

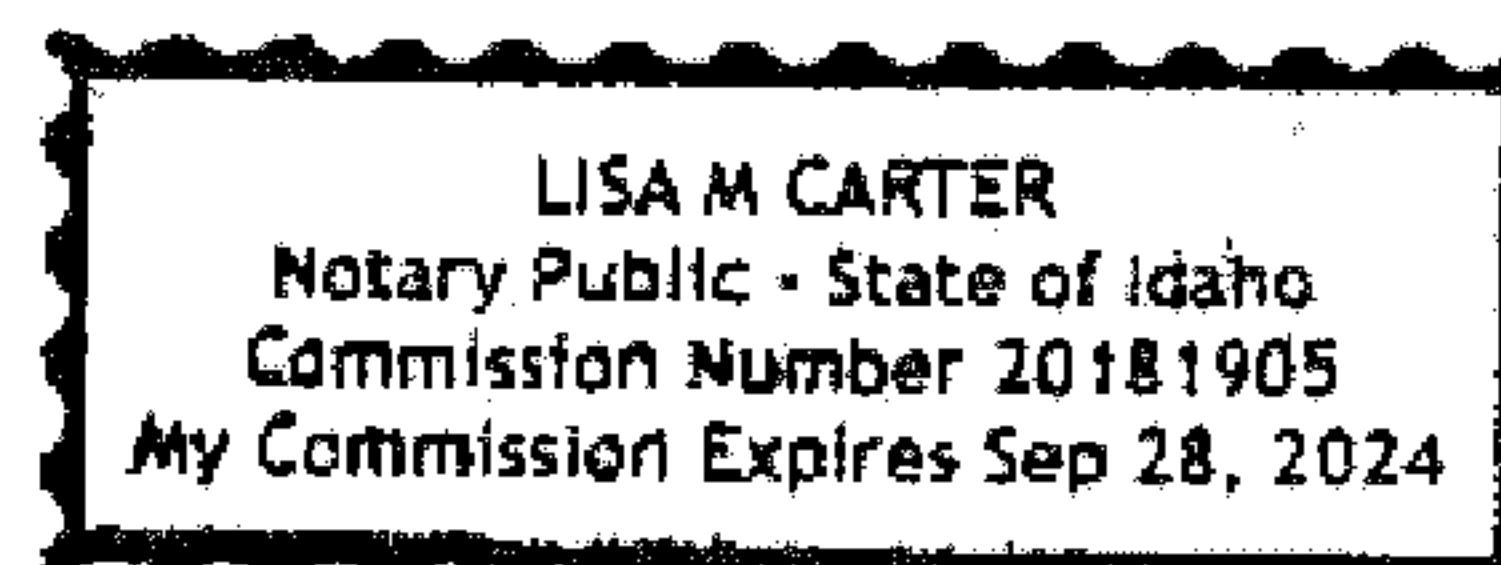


Exhibit A

Site No. 01

NBU No. 21201114

Store Info: 1252 (Valley Ave) AL 3

Local No. and Policy No. 2963F-12

Lots 8-D and 8-E, according to a Resurvey, as recorded in Map Book 106, page 83, in the Probate Office of Jefferson County, Alabama, of a Resurvey of Lot 8-C and of a Resurvey of Lot 8-A, Block 1, and the Fourth Sector of Lot 1-A, of a Resurvey of Lot 1, Block 2, Beacon Park.

STORE ADDRESS: 345 Valley Avenue, Birmingham, AL

Site No. 02

NBU No. 21201115

Store Info: 1253 (Huffman) AL 4

Local No. and Policy No. 2963F-12A

Lot 2, according to the Survey of Third Addition to East Town, as recorded in Map Book 86, page 57, in the Probate Office of Jefferson County, Alabama.

STORE ADDRESS: 9870 Parkway East, Birmingham, AL 35215

Site No. 03

NBU No. 21201115

Store Info: 1257 (Midfield) AL 7

Local No. and Policy No. 2963F-12B

Lots 13, 14, 15, 16 and 17, Block 7, according to the Survey of Midfield Sector A, as recorded in Map Book 16, page 6, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

STORE ADDRESS: 104 Bessemer Super Highway, Midfield, AL 35228

Site No. 04

NBU No. 21201117

Store Info: 1258 (Hwy 280) AL 8

Local No. and Policy No. 2963F-12C

Lot 1, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Book 277, page 930, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH easement rights as defined in Declaration of Restrictions and grant of easements recorded in Volume 53, page 375, in and to Lot 2, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the Probate Office of Shelby County, Alabama.

Site No. 05

NBU No. 21201118

Store Info: 1261 (East South) AL 10

Local No. and Policy No. 2963F-12D

Lot A, according to the Survey of B & S Foods Plat 1, as recorded in Map Book 27, page 180, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 2231 E. South Boulevard, Montgomery, AL

Site No. 06

NBU No. 21201119

Store Info: 1264 (West South) AL 13

Local No. and Policy No. 2963F-12E

Lot 1, Block A, according to the Survey of Leon Obenhaus Plat No. 1, as recorded in Map Book 31, page 163, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 1195 W. South Boulevard, Montgomery, AL

Site No. 07

NBU No. 21201120

Store Info: 1265 (Vaughn Rd) AL 14

Local No. and Policy No. 2963F-12F

Parcel C, according to the Plat of Vaughn Plaza Shopping Center Plat, No. 1, as said Plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 31, at page 244.

TOGETHER WITH all of the benefits and easements set forth and described in that certain Declaration of Restrictions and Grant of Easements dated 4-21-83, and recorded in Real Property Book 606, at page 154, in the Probate Office of Montgomery County, Alabama, as amended by Modification of Declaration of Restrictions and Grant of Easements dated 6-16-83, and recorded in Real Property Book 619, at page 378, in said Office, and as further amended by Second Modification of Declaration of Restrictions and Grant of Easements dated 3-30-84, and recorded in Real Property Book 661, at page 811, in said Office, appertain to the subject property.

STORE ADDRESS: 5010 Vaughn Road, Montgomery, AL

Site No. 8

NBU No. 21201121

Store Info: 1266 (Ann Street) AL 15

Local No. and Policy No. 2963F-12G

Lot 1, according to the Survey of Taylor Plat No. 1-A, as recorded in Map Book 32, Page 241, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 1414 Ann Street, Montgomery, AL

Site No. 9

NBU No. 21201122

Store Info: 1308 (Madison Ave) AL 17

Local No. and Policy No. 2963F-12H

Lot 1, according to Wendy's Plat No. 1, more particularly described as follows:

Starting at the intersection on the North right of way of Madison Avenue and the West right of way of Union Street located in the City of Montgomery, Alabama, go Westerly along the North right of way of said Madison Avenue 50.00 feet to the Southwest corner of an existing brick building and being also the point of beginning; thence continue along the North right of way of Madison Avenue North 89°55'52" West, 151.44 feet; thence North 00°22'19" East, 161.85 feet; thence North 00°11'34" West, 161.94 feet to the South right of way of Jefferson Street; thence along the South right of way of Jefferson Street North 89°55'10" East, 101.61 feet; thence South 00°18'09" East, 160.63 feet; thence North 89°50'51" East, 100.10 feet to the West right of way of Union Street; thence along the West right of way of Union Street South 00°25'55" West, 50.45 feet to the Northeast corner of an existing brick building; thence along the North wall of said building North 89°43'07" West, 50.06 feet to the Northwest corner of said building; thence along the West wall of said building South 00°32'41" West, 113.55 feet to the Southwest corner of said building and the point of beginning.

Said parcel of land lying in the City of Montgomery, Alabama.

ALSO being known as Madison Avenue & Union Street, Montgomery, Alabama.

Site No. 10

NBU No. 21201123

Store Info: 1658 (Trussville) AL 22

Local No. and Policy No. 2963F-12I

PARCEL I:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 16 South, Range 1 West in Jefferson County, Alabama; thence East along the South line of said 1/4 - 1/4 a distance of 378.89 feet; thence left 90°00" and run 576.79 feet; thence right 95°55'30" and run 262.74 feet; thence right 90°00" and run 25.00 feet; thence left 90°00' and run 307.00 feet; thence left 90°00'00" and run 16.51 feet to the point of beginning; thence right 89°04'34" and run along the Northerly right of way line of Chalkville-Trussville Road as described in Volume Book 4064, page 155-156, in the Probate Office of Jefferson County, Alabama a distance of 202.81 feet; thence left 48°07'48" and run a distance of 10.82 feet to the intersection of the West line of Green Drive, said point being on a curve to the right and having the following described characteristics: a delta of 10°48'58", a radius of 1178.06 feet; thence with a deflection left 40°31'17" from last mentioned line to chord of said curve and run along arc of said curve and along said Westerly right of way a distance of 222.39 feet said arc being subtended by a chord distance of 222.06 feet; thence deflect left 90°26'29" (measured from chord from last described curve); thence leaving said Westerly right of way and running along the Southerly line of Parcel II as described in Book 3371, page 441, in the Probate Office of Jefferson County, Alabama a distance of 211.52 feet; thence left 90°00'00" and run a distance of 233.49 feet to the point of beginning.

PARCEL II:

Non-exclusive ingress/egress, temporary construction and permanent storm sewer easement, being part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama and being more particularly described as follows:

From the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14, run East along the South line of said 1/4 - 1/4 section for a distance of 378.89 feet; thence turn an angle to the left of 90° and run Northerly for a distance of 576.79 feet to a point on the Northerly right of way line of the Chalkville-Trussville Road; thence turn an angle to the right of 96°55'30" and run Southeasterly along said right of way line for a distance of 262.74 feet; thence turn an angle to the right of 90° and run Southwesterly a distance of 25.00 feet; thence turn an angle to the left of 90° and run Southeasterly a distance of 107.00 feet; thence turn an angle to the left of 90° and run Northeasterly 250 feet; thence turn an angle to the right of 90° and run Southeasterly 150 feet to the point of beginning; thence turn an angle to the left of 90° and run Northeasterly 50 feet; thence turn an angle to the right of 90° and run 267.05 feet more or less to the Westerly right of way of Green Drive; thence turn an angle to the right of 96°22'30" and run 41.58 feet along said right of way to the point of tangent of a curve to the left, said curve having a radius of 1178.06 feet and central angle of 0°25'20" and a chord length of 8.68 feet; thence run along the arc of said curve 8.68 feet; thence turn an angle of 81°57'26" to the right from the chord of said arc and run 261.52 feet Northwesterly to the point of beginning.

PARCEL III:

Easement for lateral line and septic tank field lines across a part of the NE 1/4 of the SW 1/4, Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama, said parcel being more particularly described as follows:

Commencing at the SE corner of the NE 1/4 of the SW 1/4 of Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama; thence run North along the East line of said section a distance of 460.24 feet to the point of beginning; thence continue along the last described course a distance of 291.04 feet to the Southeast corner of the new Booster Station as recorded in Book 2998, page 439; thence left 76°50'22" and run a distance of 67.95 feet to the Southwest corner of said Booster Station, said point also being on the Easterly right of way of Green Drive (60 foot ROW); thence left 89°48'25" and run Southerly along said right of way a distance of 55.01 feet to a point of a curve to the left and having the following described characteristics: a delta of 10°37'37", a radius of 1118.06 feet; thence left 05°18'47" (measured from last described line to chord of said curve) and run along the arc of said curve and along said right of way a distance of 207.37 feet to a point on the Northerly right of way line being Parcel I as described in Book 4064, page 155, in the Probate Office of Jefferson County, Alabama; thence left 50°54'23" (measured from chord of last described curve) and run Southeasterly along said right of way a distance of 64.80 feet to a point on the Northerly right of way line of Chalkville-Trussville Road (50 foot ROW), said point also being on a curve to the left having the following described characteristics: a delta of 03°34'24", a radius of 1022.47 feet; thence deflect left from last described course 46°43'39" to chord of said curve and run along the arc of said curve a distance of 63.77 feet to the point of beginning.

All situated in Jefferson County, Alabama.

STORE ADDRESS: 1101 North Chalkville Road, Trussville, AL 35173

Site No. 11

NBU No. 21201124

Store Info: 1736 (Cahaba Valley) AL 23

Local No. and Policy No. 2963F-12J

PARCEL I:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the Southeast 1/4 for a distance of 329.53 feet, thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 1009.25 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 250.00 feet to a point on the Northwest right of way of Alabama Highway No. 119, thence turn an angle to the right of 88°6'12" and run in a Southwesterly direction along the Northwest right of way for a distance of 160.00 feet, thence turn an angle to the right of 91°53'48" and run in a Northwesterly direction for a distance of 250.00 feet, thence turn an angle to the right of 88°6'12" and run in a Northeasterly direction for a distance of 160.00 feet to the point of beginning.

PARCEL II:

A SLOPE EASEMENT OVER THE FOLLOWING DESCRIBED PARCEL:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the Southeast 1/4 for a distance of 329.53 feet; thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 979.25 feet to the point of beginning; thence 88°06'12" right in a Southwesterly direction for a distance of 220 feet; thence 88°06'12" left in a Southeasterly direction for a distance of 280 feet to a point on the Northwesterly right of way line of Alabama Hwy. #119; thence 91°53'48" left in a Northeasterly direction and along said right of way line for a distance of 50 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 250 feet; thence 88°06'12" right in a Northeasterly direction for a distance of 160 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 30 feet to the point of beginning.

PARCEL III:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the southeast 1/4 for a distance of 329.53 feet; thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 979.25 feet; thence 88°06'12" right in a Southwesterly direction for a distance of 220 feet; thence 88°06'12" left in a Southeasterly direction for a distance of 215 feet to the point of beginning; thence continue along last described course a distance of 65 feet to a point on the Northwesterly right of way line of Alabama Hwy #119; thence 91°53'48" left in a Northeasterly direction and along said right of way line for a distance of 60 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 65 feet; thence 91°53'48" left in a Southwesterly direction for a distance of 60 feet to the point of beginning.

STORE ADDRESS: 579 Cahaba Valley Road, Pelham, AL

Site No. 12

NBU No. 21201126

Store Info: 1757 (Clanton) AL 24

Local No. and Policy No. 2963F-12K

A parcel of land located in the Northwest 1/4 of Section 7, Township 21 North, Range 15 East in Chilton County, Alabama, being more particularly described as follows:

As a starting point, start at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence run North 00°34'00" West a distance of 838.85 feet (North 00°34'00" West a distance of 841.30 feet, deed) to a point on the North right of way of Woodfin Lane, a 40 foot right of way; thence run North 37°22'05" West for a distance of 68.94 feet (North 36°30' West a distance of 68.2 feet, deed) and along said right of way to the point of beginning of the parcel herein described; thence run North 37°22'05" West a distance of 236.14 feet (North 36°30' West, deed) and along said right of way to a point; thence run North 41°49'27" East a distance of 184.81 feet to a point on the South right of way of U.S. Highway No. 31, a 120 foot right of way; thence run South 60°09'23" East and along said right of way for a distance of 71.14 feet to a point, said point being T.S. Station 1200+44.7, said point being the beginning of a spiral curve having a center line delta of 20°10' to the right, degree of curve of 02°30', spiral length of 400.0 feet; thence run South 59°42'23" East and along said right of way a chord distance of 87.00 feet to a point; thence run South 25°22'48" West a distance of 272.40 feet (South 26°13'52" West, deed) to the point of beginning of the parcel herein described.

STORE ADDRESS: 1306 7th Street, South, Clanton, AL

Site No. 13

NBU No. 21201126

Store Info: 1981 (Morgan Road) AL 25

Local No. and Policy No. 2963F-12J

A parcel of land located in the Southwest 1/4 of Section 36, Township 19 South, Range 4 West, in Jefferson County, Alabama, and being more particularly described as follows:

As a starting point start at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 36; thence run South 01°38'41" East and along the West boundary of said Section 36 for a distance of 360.00 feet to a point; thence North 69°39'09" East for a distance of 38.55 feet to a point on the East right of way of Morgan Road, a 60 foot right of way; thence run South 03°46'19" East and along the East right of way of Morgan Road for a distance of 139.71 feet to a point; thence continue South 08°08'04" East and along the curving right of way of said Morgan Road for a chord distance of 157.10 feet to the point of beginning of the parcel herein described; thence run North 86°30'39" East for a distance of 182.36 feet to a point; thence run South 11°29'33" East for a distance of 210.11 feet to a point; thence run South 80°00'15" West for a distance of 150.18 feet to a point on the East right of way of said Morgan Road, said point being on a curve to the right having a delta of 12°59' and a radius of 1,033.08 feet; thence run North 18°59'10" West to the chord and along said curving right of way for a chord distance of 233.67 feet (arc distance 234.07 feet) to the point of beginning of the parcel herein described.

TOGETHER WITH rights acquired under Declaration of Easements dated 10-5-1995, and recorded in Bessemer Real 1111, page 969, In the Probate Office of Jefferson County, Alabama.

LESS AND EXCEPT that portion of the above property conveyed to Jefferson County for public road and other public utilities by Right of Way Deed recorded in Bessemer Book LR201162, page 29501,

In the Probate Office of Jefferson County, Alabama.

STORE ADDRESS: 2931 Morgan Road, Bessemer, AL.

Site No. 14

NBU No. 21201127

Store Info: 2516 (Edwards Lake) AL 28

Local No. and Policy No. 2963F-12L

Lot 4, according to the Survey of Cole Commercial Subdivision, as recorded in Map Book 172, page 11, in the Probate Office of Jefferson County, Alabama, less and except any portion conveyed to the State of Alabama by instrument recorded under Instrument 9406/4132, being more particularly described as follows:

Begin at the Northernmost corner of Lot 4 as shown on the map of Cole Commercial Subdivision; thence run Southeasterly along the Northeast lot line of said Lot 4 for a distance of 370.31 feet to a point on the Northwesterly right of way line of U.S. Highway No. 11, said point being 50.00 feet, measured at right angle, from the centerline of said highway, said point being on a curve to the left having a central angle of $0^{\circ}55'57''$, a radius of 6268.41 feet, and a chord of 102.02 feet which forms an interior angle to the left of $93^{\circ}11'28''$ with the last described course; thence run Southwesterly along said curve for an arc distance of 102.02 feet to the point of tangency; thence run Northwesterly and radial to said curve for a distance of 10.00 feet to a point on said Northwesterly right of way line which is 60.00 feet, measured at right angle, from the centerline of said highway, said point being on a curve to the left, concentric with the previous curve, and have a central angle of $0^{\circ}56'36''$, a radius of 6278.41 feet, and a chord of 103.35 feet; thence run Southwesterly along said right of way line and along said curve for an arc distance of 103.35 feet to the point of curvature of a nontangent curve to the right having a central angle of $10^{\circ}38'19''$, a radius of 25.00 feet, and a chord of 4.64 feet which forms an interior angle to the left of $96^{\circ}02'36''$ with the chord of the previous curve; thence run Northwesterly along said curve and along the Northeasterly right of way line of Edwards Lake Parkway for an arc distance of 4.64 feet to the point of tangency; thence run Northwesterly and tangent to said curve for a distance of 320.19 feet to the point of curvature of a tangent curve to the right having a central angle of $77^{\circ}37'14''$ and a radius of 25.00 feet; thence run Northerly along said curve for an arc distance of 33.87 feet to the point of tangency, said point being on the Southeasterly right of way line of Morrow Road and being the point of compound curvature of a tangent curve to the right have a central angle of $21^{\circ}34'43''$ and a radius of 573.29 feet; thence run Northeasterly along said curve and along said right of way line for an arc distance of 215.91 feet to the point of tangency; thence run Northeasterly along said right of way line and tangent to said curve for a distance of 2.69 feet to the point of beginning.

All situated in Jefferson County, Alabama.

STORE ADDRESS: 3211 Edwards Lake Parkway, Birmingham, AL 35253

Site No. 15

NBU No. 21201128

Store Info: 3942 (North Chase) AL 29

Local No. and Policy No. 2963F-12N

Lot B, according to the Survey of Northchase, Plat No. 4, as recorded in Map Book 47, page 181, in the Probate Office of Montgomery County, Alabama.

STREET ADDRESS: 2545 Congressman Wm. Wickinson Drive, Montgomery, AL

Site No. 16

NBU No. 21201129

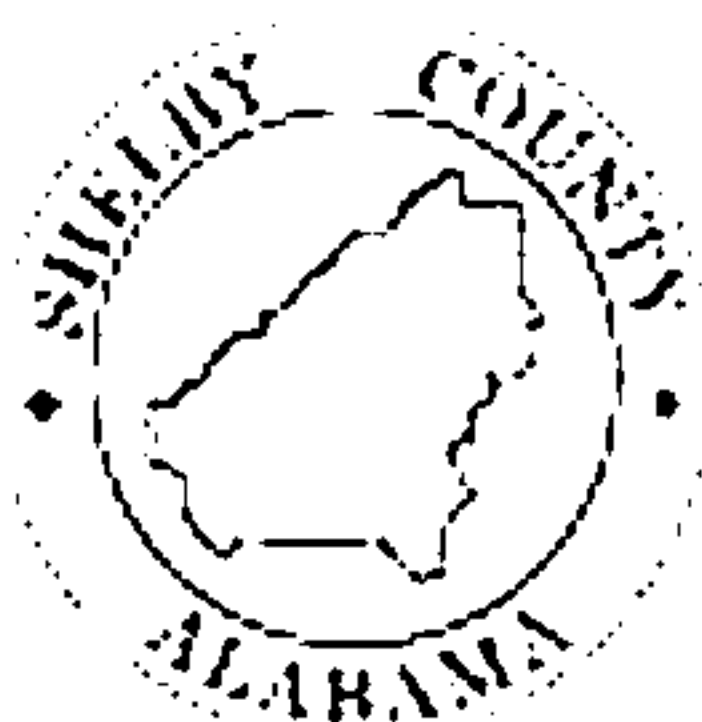
Store Info: 4218 (Taylor Road) AL 30

Local No. and Policy No. 2963F-12O

STORE #4218 AL 30

Lot A, according to the Survey of Wendy's at Eastchase Plat No. 1, as recorded in Map Book 48, page 90, in the Probate Office of Montgomery County, Alabama.

STREET ADDRESS: Taylor Road, Montgomery, AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/25/2022 10:31:10 AM
\$46.00 JOANN
20220725000289250

Allie S. Bayl