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09/09/2022 09:02:52 AM
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**THIS INSTRUMENT WAS PREPARED BY
AND, WHEN RECORDED, SHOULD
BE RETURNED TO:**

Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, GA 30326
Attn: Tyler R. T. Wolf, Esq.

Store No. 412 (Pelham) - 3530 Hwy 31 S.,
Pelham, Shelby County, Alabama 35124

Cross reference:
Mortgage, Security Agreement, Assignment of Leases and
Rents and Fixture Filing recorded in the real estate records of
Shelby County, Alabama on July 3, 2019, as Instrument No.
20190703000239140

RELEASE OF MORTGAGE

WHEREAS, by that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing recorded on July 3, 2019, as Instrument No. 20190703000239140, in the records of Shelby County, Alabama (herein the "Mortgage"), **MJBJ REAL ESTATE, LLC**, a Kentucky limited liability company (herein "Mortgagor"), conveyed to **M&T BANK**, in its capacity as administrative agent, the real estate described in the Mortgage, for the purpose of securing the payment of an indebtedness evidenced by note(s) fully described in the Mortgage.

NOW, THEREFORE, in consideration of the premises the undersigned, **M&T BANK**, in its capacity as Administrative Agent, as the legal owner and holder of the notes secured by the Mortgage, hereby releases and discharges the lien of the Mortgage, and to this end quit claims and conveys unto the Mortgagor, its successors and assigns, all right, title and interest

in and to the real estate described in the Mortgage and on Exhibit "A" attached hereto and made a part hereof.

The undersigned, M&T BANK, covenants with the Mortgagor that it is the legal owner and holder of one of the notes described in and secured by the Mortgage, and that it has the lawful right to release and discharge the lien thereof. Such Mortgage is hereby irrevocably terminated.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that, except as expressly provided herein, this Release of Mortgage shall in no way release, affect or impair the indebtedness owed by Mortgagor to M&T BANK, together with its successors and assigns, which is continuing and evidenced by certain loan documents or any other liens and security interests securing the same, which shall remain in full force and effect.

[Signature on the following page]

IN WITNESS WHEREOF, M&T BANK has hereunto caused this instrument to be executed by and through its duly authorized officer this 8th day of September, 2022.

M&T BANK, in its capacity as administrative agent

By:  (SEAL)

Name: J. KENT McCLINTOCK

Title: SVP

STATE OF Maryland

§

§

COUNTY OF Anne Arundel

§

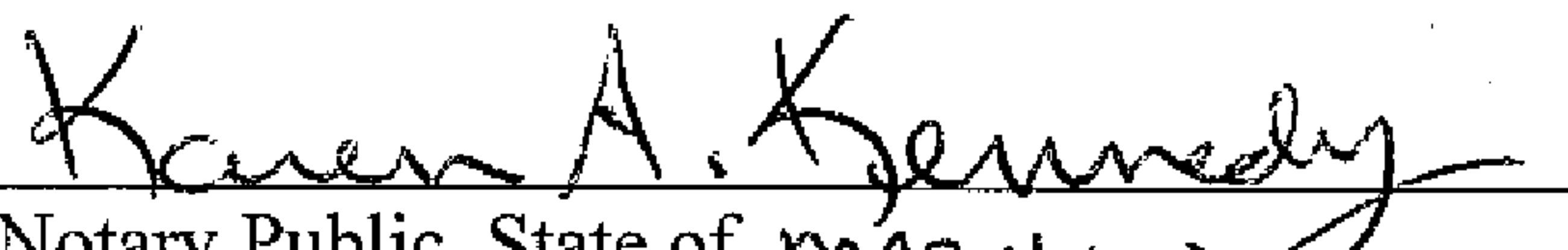
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Kent McClintock whose name as Vice President of M&T Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of M&T Bank.

Given under my hand on September 8th, 2022.

[SEAL]

My Commission Expires:

10/31/2025


Notary Public, State of Maryland

Karen A. Kennedy
Printed Name of Notary Public

KAREN A KENNEDY
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires Oct. 31, 2025

Unit:
Store No. 412 (Pelham)
3530 Hwy 31 S.
Pelham, Alabama 35124
Shelby County

Exhibit "A"

PROPERTY DESCRIPTION

Land situated in the City of Pelham in the County of Shelby in the State of Alabama

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Town 20 South, Range 3 West, being more particularly described as follows:

Commencing at the point of intersection of the South line of said 1/4 - 1/4 Section and the Westerly right of way of Highway 31; thence run Northeasterly 161.16 feet along said right of way to the point of beginning; thence continue along last described course 138.0 feet; thence left 103 degrees 00 minutes 35 seconds and Westerly 171.86 feet; thence right 90 degrees and run Northerly 89.79 feet; thence left 90 degrees and run Westerly 52.14 feet; thence left 90 degrees and run Southerly 203.94 feet; thence left 83 degrees 59 minutes 25 seconds and run Easterly 194.00 feet to the point of beginning. Together with access, driveway, parking and drainage easement described in the Easement Agreement between Sherman Holland, Jr. and D & T Associates, comprised of Duane L. Hoover and Patricia Anne Hoover as shown in Real Volume 107, Page 951, Probate Office of Shelby County, Alabama.

More correctly described as follows:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 25, T20S, R3W, being more particularly described as follows:

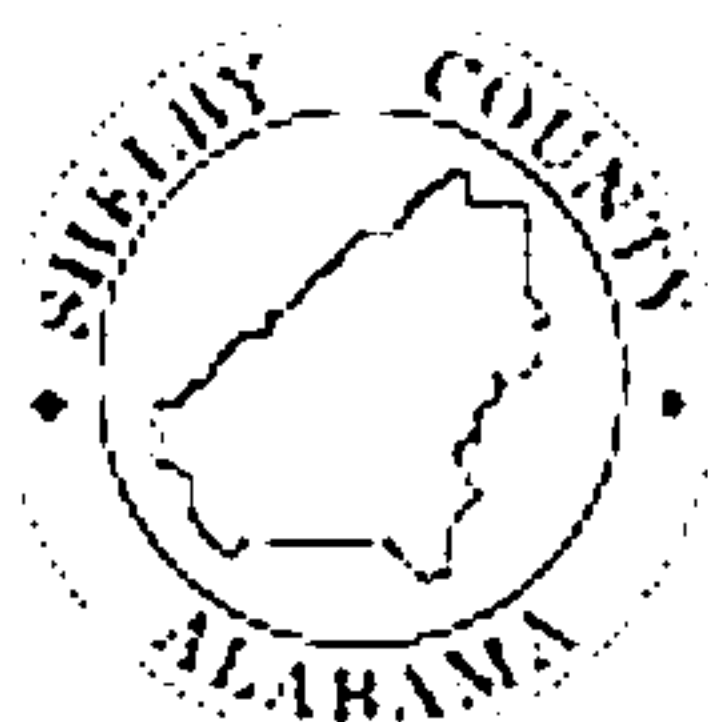
Commence at the point of intersection of the South line of said 1/4 - 1/4 Section and the Westerly right of way of Highway 31; thence run North 15 degrees 44 minutes 57 seconds East along said right of way for a distance of 161.16 feet to a found PK Nail and the point of beginning of the parcel herein described; thence leaving said right of way run North 81 degrees 15 minutes 24 seconds West for a distance of 193.98 feet to a found 5/8 inch capped rebar; thence run North 02 degrees 41 minutes 50 seconds East for a distance of 203.93 feet to a found capped rebar; thence run South 86 degrees 41 minutes 23 seconds East for a distance of 52.15 feet to a found 5/8 inch rebar; thence run South 02 degrees 40 minutes 56 seconds West for a distance of 89.49 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 87 degrees 19 minutes 05 seconds East for a distance of 171.88 feet to a set 5/8 inch capped rebar stamped CA-560LS on the aforementioned Westerly right of way of Highway 31; thence run South 15 degrees 44 minutes 57 seconds West along said right of way for a distance of 137.93

feet to the point of beginning. Said partcel contains 30,717 square feet or 0.71 acres more or less.

Together with access, driveway, parking and drainage easement described in the Easement Agreement between Sherman Holland, Jr. and D & T Associates, comprised of Duane L. Hoover and Patricia Anne Hoover as shown in Real Volume 107, Page 951, and recorded in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument No. 20120719000258730

Parcel No.: 13-7-25-2-001-007.003



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2022 09:02:52 AM
\$34.00 JOANN
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Allen S. Bayl