

20230105000004800  
01/05/2023 03:28:03 PM  
REL 1/2

---

Space Above This Line For Recording Data

This instrument was prepared by Tracy A Corcoran, 2100 SouthBridge Parkway, Ste. 385, Birmingham, AL 35209

---

## RELEASE OF MORTGAGE

---

CommerceOne Bank , which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by Jeffrey H. Flannery, Jr. and Ellen S. Flannery as Mortgagor, and CommerceOne Bank , as Mortgagee on February 28, 2020, to secure the debt or other obligation in the amount of \$1,062,500.00, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on March 2, 2020, in the Probate Office for Shelby County, Alabama and is indexed as 20200302000082010. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at 5925 Cahaba Valley Road, Birmingham, Alabama 35242 and legally described as:

Lot 1, according to the Survey of Graves Subdivision, as recorded in Map Book 40, Page 83, in the Probate Office of Shelby County, Alabama. Being more particularly described by deed in Inst. No. 20081030000422780 as follows: Lot 1 of Graves Subdivision (a proposed subdivision) situated in the East one half of Section 13. Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: Begin at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 13; thence run South 00 degrees 29 minutes 03 seconds East along the East line of said quarter quarter Section for a distance of 30.03 feet to an iron pin set; thence run South 88 degrees 03 minutes 37 seconds East for a distance of 378.75 feet to an iron pin set; thence run South 00 degrees 08 minutes 04 seconds East for a distance of 169.92 feet to an iron pin set; thence run South 87 degrees 57 minutes 51 seconds East for a distance of 120.00 feet to an iron pin set; thence run South 45 degrees 54 minutes 10 seconds East for a distance of 700.19 feet to an iron pin set; thence run South 44 degrees 35 minutes 30 seconds West for a distance of 175.27 feet to an iron pin set; thence run South 40 degrees 50 minutes 40 seconds West for a distance of 315.96 feet to an iron pin set; thence run South 43 degrees 14 minutes 46 seconds West for a distance of 127.95 feet to an iron pin set; thence run North 45 degrees 29 minutes 03 seconds West for a distance of 658.95 feet to an iron pin set; thence run South 44 degrees 30 minutes 57 seconds West for a distance of 150.53 feet to an iron pin set; thence run South 60 degrees 06 minutes 02 seconds West for a distance of 604.34 feet to an iron pin set; thence run South 47 degrees 27 minutes 38 seconds West for a distance of 100.14 feet to a point; thence run South 37 degrees 44 minutes 23 seconds West for a distance of 95.56 feet to an iron pin set; thence run South 53 degrees 55 minutes 03 seconds West for a distance of 78.63 feet to an iron pin set; thence run South 57 degrees 13 minutes 45 seconds West for a distance of 96.67 feet to an iron pin set; thence run South 43 degrees 35 minutes 12 seconds West for a distance of 210.23 feet to an iron pin set; thence run North 87 degrees 08 minutes 22 seconds West for a distance of 226.92 feet to an iron pin set on the Southeast right of way line of Alabama Highway No. 119; thence run North 30 degrees 08 minutes 53 seconds East along said Southeast right of way line for a distance of 1159.91 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 07 minutes 43 seconds a radius of 3033.33 feet and a chord bearing of North 35 degrees 12 minutes 45 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right of way line for a distance of 536.23 feet to an iron pin set; thence run North 40 degrees 07 minutes 48 seconds East along said Southeast right of way line for a distance of



76.24 feet to an iron pin found on the North line of said quarter quarter section; thence run South 87 degrees 55 minutes 21 seconds East for a distance of 223.05 feet to the point of beginning.

20230105000004800 01/05/2023 03:28:03 PM REL 2/2

**LENDER:**

CommerceOne Bank

By  Date 1/5/2023 (Seal)  
Ryan Short, SVP, Private Client

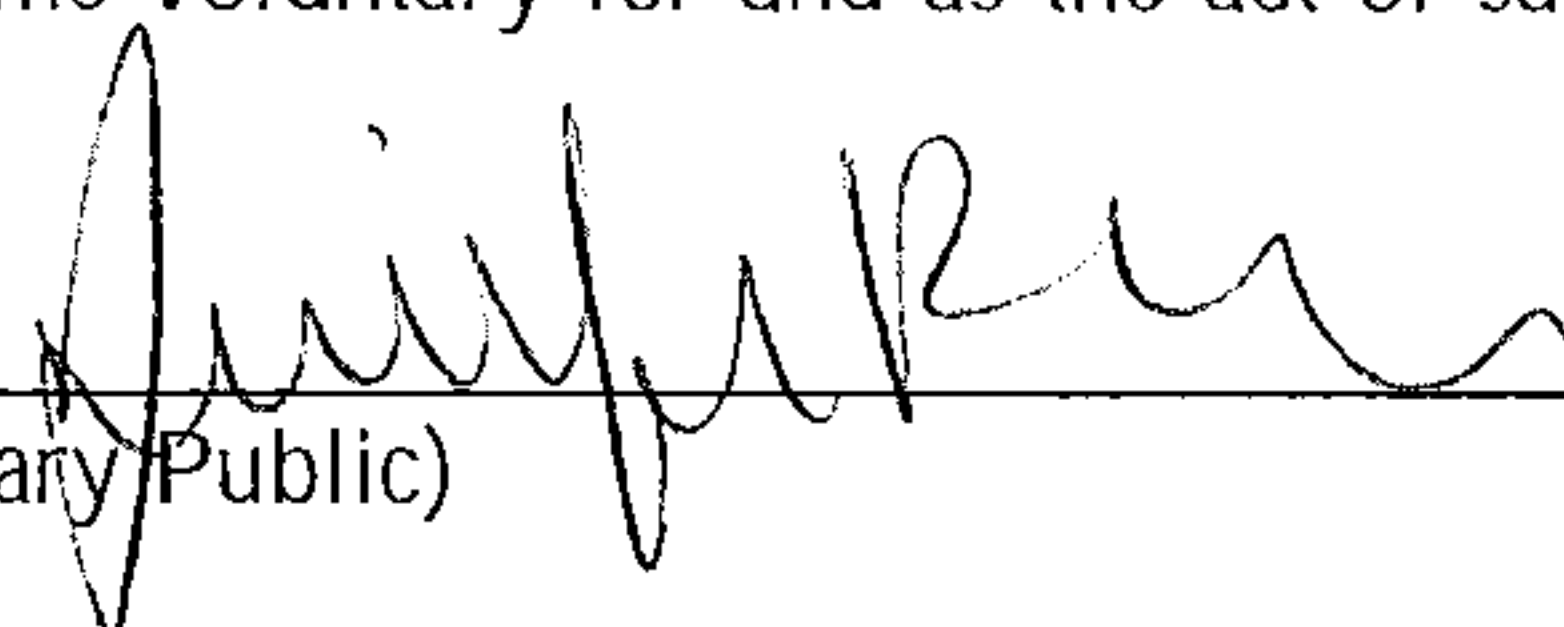
**ACKNOWLEDGMENT.**

(Lender Acknowledgment)

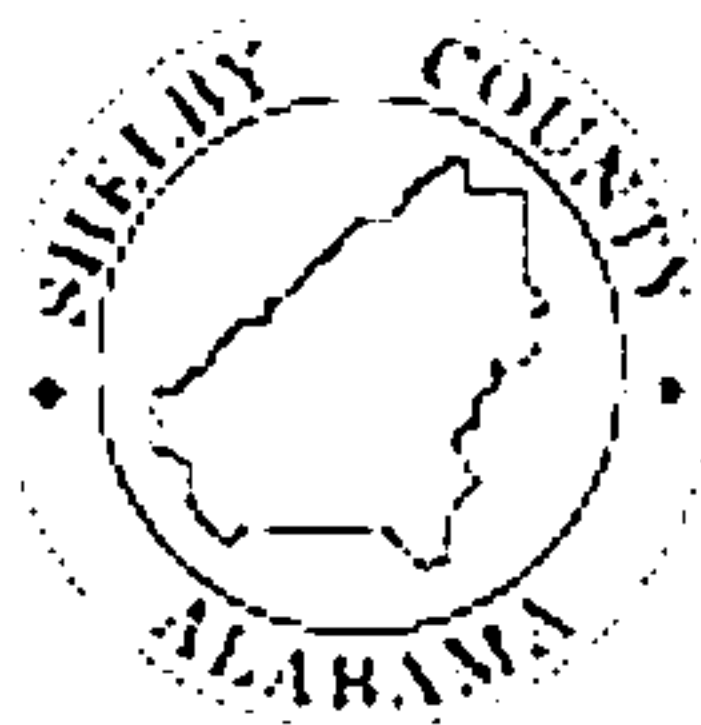
STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Jennifer Russ, a notary public, in and for said County in said State, hereby certify that Ryan Short, whose name(s) as SVP, Private Client of CommerceOne Bank, a corporation, 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, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 5th day of January 2023.

My commission expires:  
01/06/2025

  
(Notary Public)

JENNIFER M RUSS  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 01/06/2025



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/05/2023 03:28:03 PM**  
**\$25.00 PAYGE**  
**20230105000004800**

Allen S. Bayl