

20230127000022630  
01/27/2023 10:17:45 AM  
REL 1/3

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

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## RELEASE OF MORTGAGE

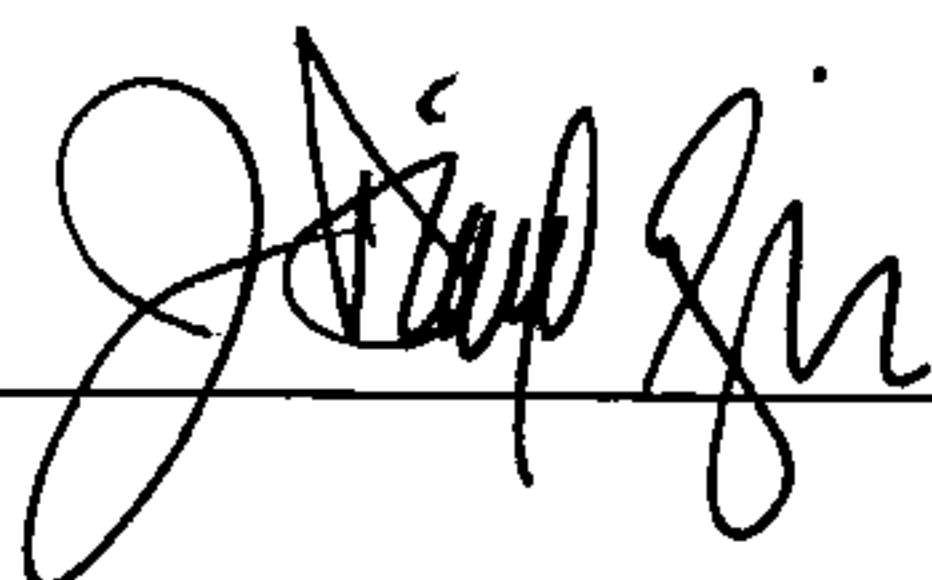
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CommerceOne Bank, which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by North Shelby Office Park II, LLC, as Mortgagor, and CommerceOne Bank, as Mortgagee on May 19, 2019, to secure the debt or other obligation in the amount of \$1,100,000.00, certifies that the Mortgage has been fully paid, satisfied, or otherwise discharged. The Mortgage was recorded on May 31, 2019, in the Probate Office of Shelby County, Alabama and is indexed as Instrument #20190531000188270. The Mortgage having been complied with, the undersigned releases the Mortgage and all its right, title and interest in the Property located at 3700 Cahaba Beach Road, Birmingham, Alabama 35242 and legally described as:

See Exhibit A

### LENDER:

CommerceOne Bank

By  Date 1.27.23 (Seal)

ACKNOWLEDGMENT.

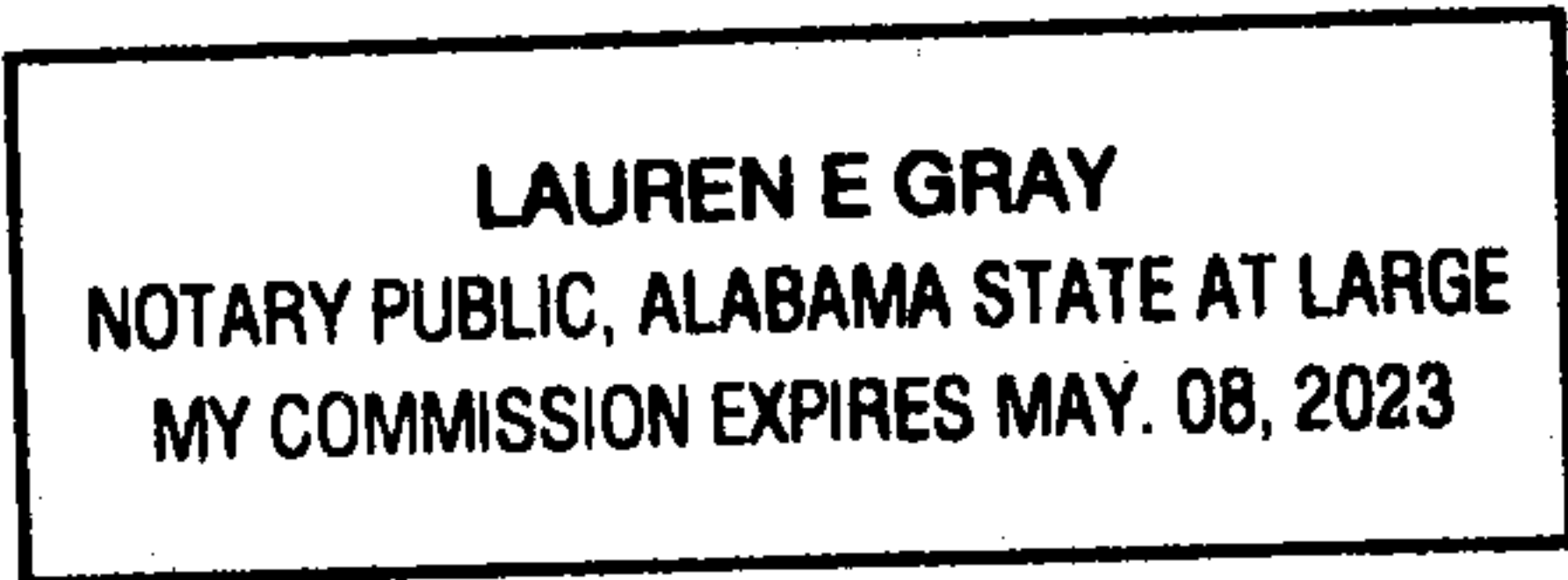
(Lender Acknowledgment) 20230127000022630 01/27/2023 10:17:45 AM REL 2/3

STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Lauren Gray, a notary public, in and for said County in said State, hereby certify that David Sizemore whose name(s) as SVP Comm. Banking 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 27 day of January 2023

My commission expires:



Lauren Gray  
(Notary Public)

EXHIBIT A  
[Legal Description]

Lot 2, Cahaba Beach Business Center, as recorded in Map Book 43, Page 134 in the Probate Office of Shelby County, Alabama.

Being also described as:

A parcel of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said quarter-quarter Section; thence run North 00 degrees 31 minutes 45 seconds West along the West line of said Section for a distance of 1175.79 feet; thence leaving said West line, run South 86 degrees 19 minutes 16 seconds East for a distance of 398.74 feet to the point of commencement of a curve to the right, said curve having a radius of 547.00 feet, a central angle of 12 degrees 18 minutes 50 seconds, a chord bearing of South 80 degrees 09 minutes 50 seconds East for a chord distance of 117.33 feet; thence run along arc of said curve for a distance of 117.56 feet to a point on the Southernmost right of way line of Cahaba Beach Road (60' right of way) and the point of commencement of a non-tangent curve to the right, said curve having a radius of 233.55 feet, a central angle of 22 degrees 14 minutes 27 seconds, a chord bearing of South 71 degrees 48 minutes 43 seconds East for a chord distance of 90.09 feet; thence run along arc of said curve and along said right of way for a distance of 90.66 feet to the point of commencement of a non-tangent curve to the right, said curve having a radius of 992.10 feet, a central angle of 16 degrees 42 minutes 17 seconds, a chord bearing of South 52 degrees 19 minutes 01 seconds East for a chord distance of 288.22 feet; thence run along arc of said curve and along said right of way for a distance of 289.25 feet to the point of commencement of a non-tangent curve to the left, thence leaving said right of way, said curve having a radius of 125.25 feet, a central angle of 45 degrees 18 minutes 04 seconds, a chord bearing of South 56 degrees 04 minutes 17 seconds West for a chord distance of 96.47 feet; thence leaving said right of way, run along arc of said curve for a distance of 99.03 feet; thence run South 34 degrees 06 minutes 04 seconds West for a distance of 63.33 feet; thence run South 89 degrees 38 minutes 14 seconds West for a distance of 143.98 feet; thence run North 00 degrees 00 minutes 00 seconds West for a distance of 112.66 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 241.21 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 476.56 feet; thence run South 07 degrees 43 minutes 19 seconds West for a distance of 461.80 feet; thence run North 89 degrees 20 minutes 34 seconds West for a distance of 253.60 feet to the POINT OF BEGINNING.

20190531000188270 25/25 \$1737.00  
Shelby Cnty Judge of Probate, AL  
05/31/2019 01:41:37 PM FILED/CERT



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2023 10:17:45 AM  
\$28.00 BRITTANI  
20230127000022630

Mortgage and Security Agreement  
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*Allen S. Bayl*