

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

20230301000056500
03/01/2023 02:59:13 PM
PARTREL 1/1

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: The mortgage executed by Emerald Ridge, LLC, to Regions Bank, dated 7/14/2006, file for record on 7/19/2006 in Inst. #20060719000348060; and having been Assigned by Assignment of Mortgage to Emerald Ridge Land Company, LLC, dated 6/15/2010, filed for record 6/17/2010 in Inst. #20100617000192930, in the Probate Office of Shelby County, Alabama.

NOW THEREFORE, Emerald Ridge Land Company, LLC, the owner and holder of said Mortgage does hereby release the premises hereinafter described, being a part of said mortgaged premises, from the lien and operation of said Mortgage, to-wit:

COLLATERAL TO BE RELEASED:

Parcel 1:

Begin at the Northeast corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence South 86 degrees 54 minutes 23 seconds West, a distance of 273.07 feet, thence North 07 degrees 38 minutes 22 seconds West, a distance of 413.87 feet to the Southerly right of way line of Shelby County Highway 16, thence North 85 degrees 42 minutes 13 seconds East and along said right of way line, a distance of 266.44 feet, thence South 08 degrees 29 minutes 19 seconds East and leaving said right of way line, a distance of 420.02 feet to the Point of Beginning.

Parcel 2:

Being Lots 1-5, Block 38A of Hetz Map of Calera, Alabama, as recorded in Map Book 3, page 119, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

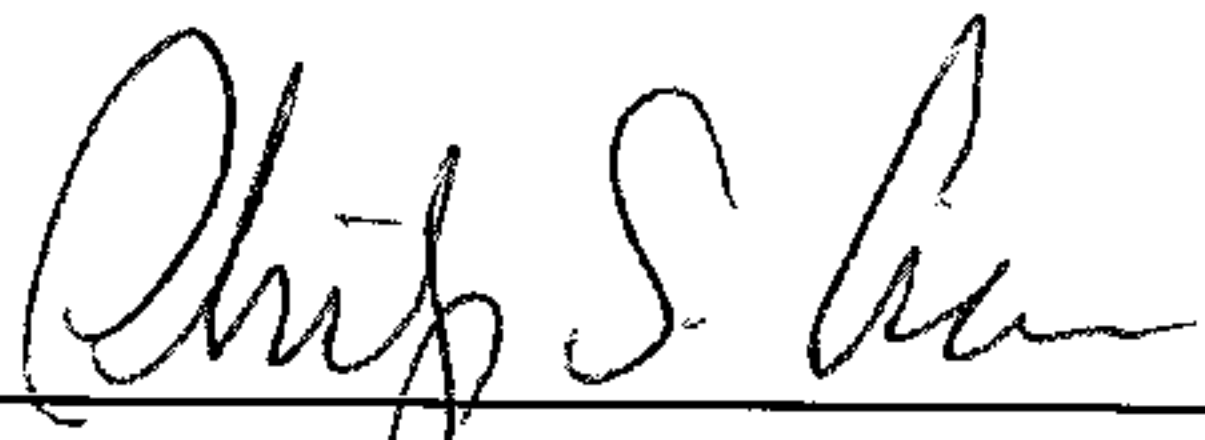
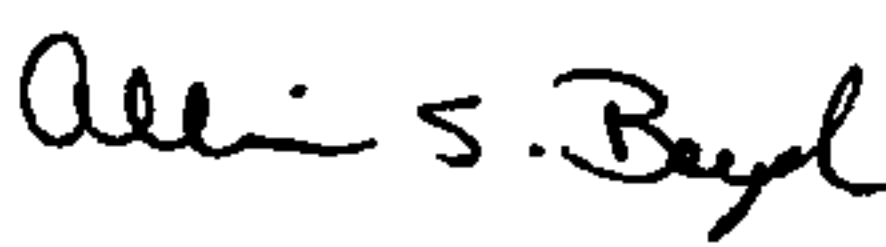
Begin at the Northeast corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning, thence South 08 degrees 41 minutes 55 seconds East, a distance of 120.13 feet, thence South 03 degrees 23 minutes 53 seconds East, a distance of 182.79 feet, thence North 85 degrees 42 minutes 13 seconds East, a distance of 30.99 feet to the Westerly right of way line of Ethelda Drive, road not open, thence North 04 degrees 13 minutes 16 seconds West and along said right of way line, a distance of 721.44 feet to the Southerly right of way line of Shelby County Highway 16; thence leaving said Ethelda Drive right of way, South 85 degrees 42 minutes 13 seconds West and along said Highway 16 right of way line, a distance of 69.00 feet, thence South 08 degrees 29 minutes 19 second East and leaving said right of way line, a distance of 420.02 feet to the Point of Beginning.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this 1st day of March, 2023.



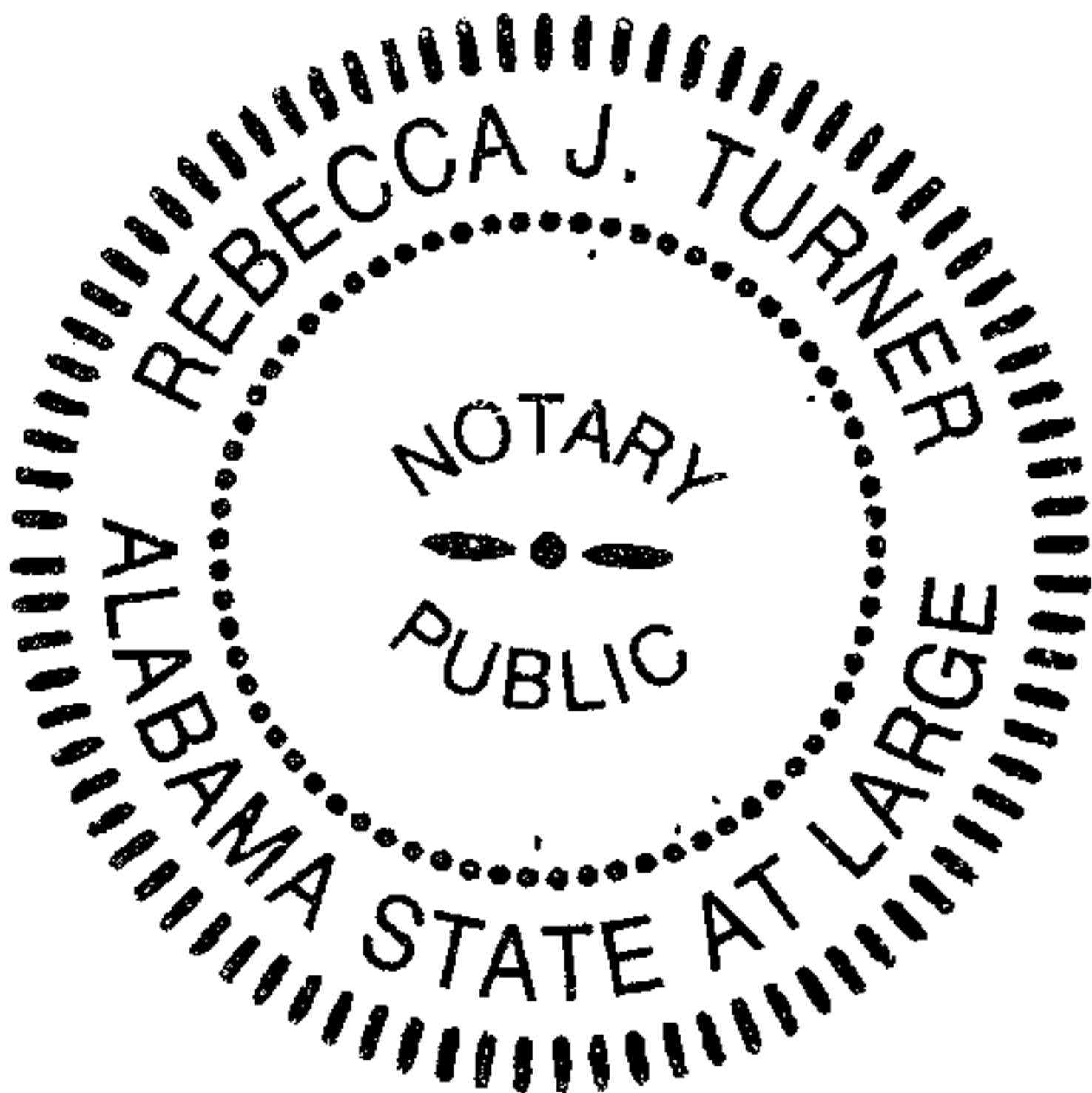
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 02:59:13 PM
\$23.00 BRITTANI
20230301000056500

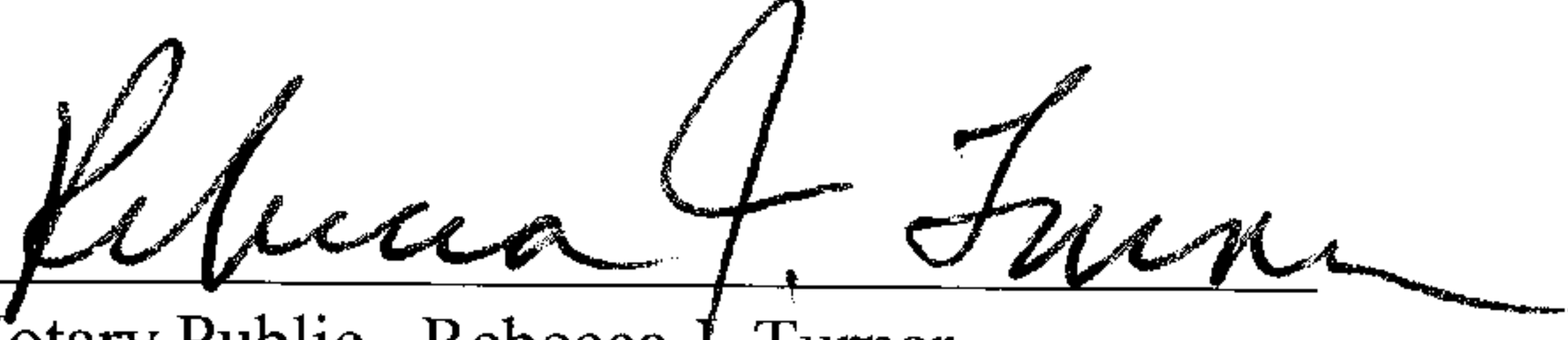
Emerald Ridge Land Company, LLC


BY: **Philip S. Crane**
ember

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Philip S. Crane whose name as Member of Emerald Ridge Land Company, LLC, is 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, as such Member and with full authority, executed the same voluntarily for and as the act of said company on this the 1st day of March, 2023.




Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026