

**Prepared by and after Recording**

**Return to:**

**Landie Harris**

**Kirkland Group**

**3000 Business Park Circle STE 500**

**Goodlettsville, TN 37072**

**(615) 859-4837**

**Parcel ID No: 21 4 19 0 000 003.001**

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**RELEASE OF CONTRACT FOR DEED**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, 1102 Burdick, LLC, does hereby certify that a certain CONTRACT FOR DEED described below is hereby RELEASED AND SATISFIED IN FULL AND CANCELLED and the real estate described therein is fully released from said Memorandum of Land Contact:

**DATE OF CONTRACT FOR DEED:** January 5, 2019

**Common Address:** 6230 County Road 26, Columbiana, AL 35051

**Seller:** 5 Star LLC

**Purchaser:** Kenneth Martin

**Filed of Record:** Instrument #20200813000348010 in the Office of Shelby County Judge of Probate on August 12, 2020

**Legal Description:** See Exhibit "A" Attached

The undersigned executing this Release of Contract for Deed is the present holder of the above-described security interest by virtue of being the original grantee, the heir, assignee, transferee, or devisee of the original grantee, the clerk of such court is authorized and directed to cancel the Contract for Deed by Assignment dated March 8, 2021, in Instrument #20210419000193750, and recorded April 19, 2021, in the Office of Shelby County Judge of Probate.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this 2<sup>nd</sup> day of May 2023

**LEGAL DESCRIPTION EXHIBIT "A"**

**BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 666.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 26; THENCE TURN AN ANGLE TO THE LEFT OF 62 DEGREES 52 MINUTES 01 SECONDS AND RUN NORTHWEST ALONG THE SOUTHWEST RIGHT OF WAY FOR 410.04 FEET; THENCE TURN AN ANGLE TO THE LEFT 80 DEGREES 53 MINUTES 44 SECONDS AND RUN SOUTHWEST FOR 1199.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE TURN AN ANGLE TO THE LEFT OF 132 DEGREES 15 MINUTES 42 SECONDS AND RUN EAST ALONG THE SOUTH LINE FOR 1079.68 FEET TO THE POINT OF BEGINNING.**

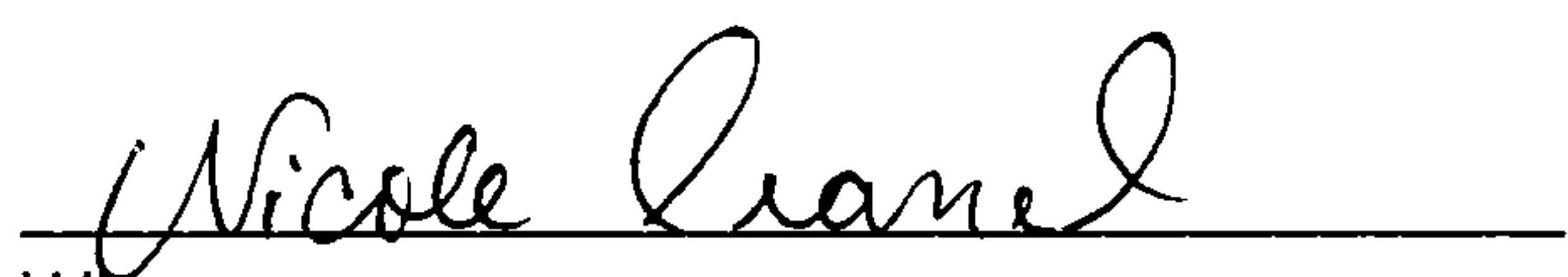


Kirkland Financial LLC  
Mark A. Davis, Vice-President

Signed, sealed, and delivered in the presence of:



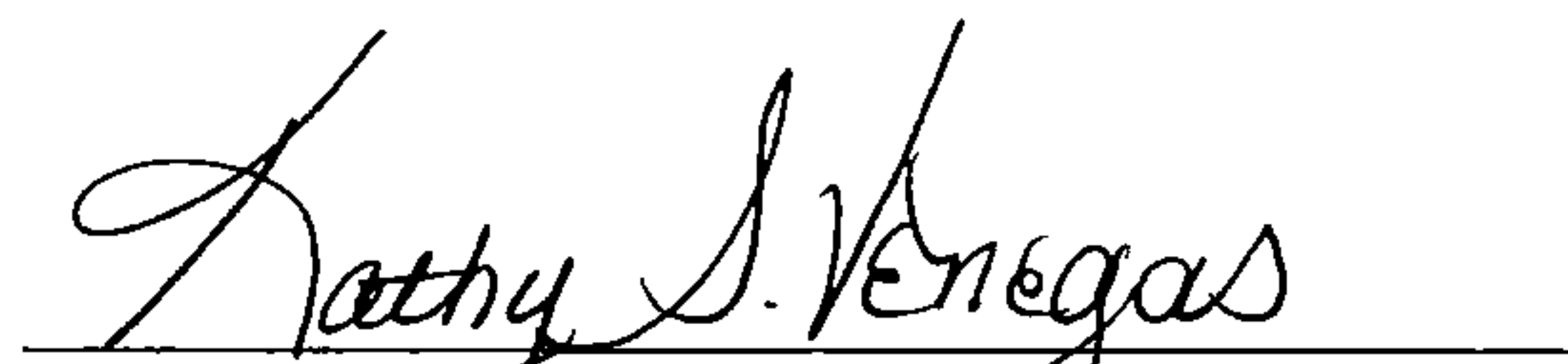
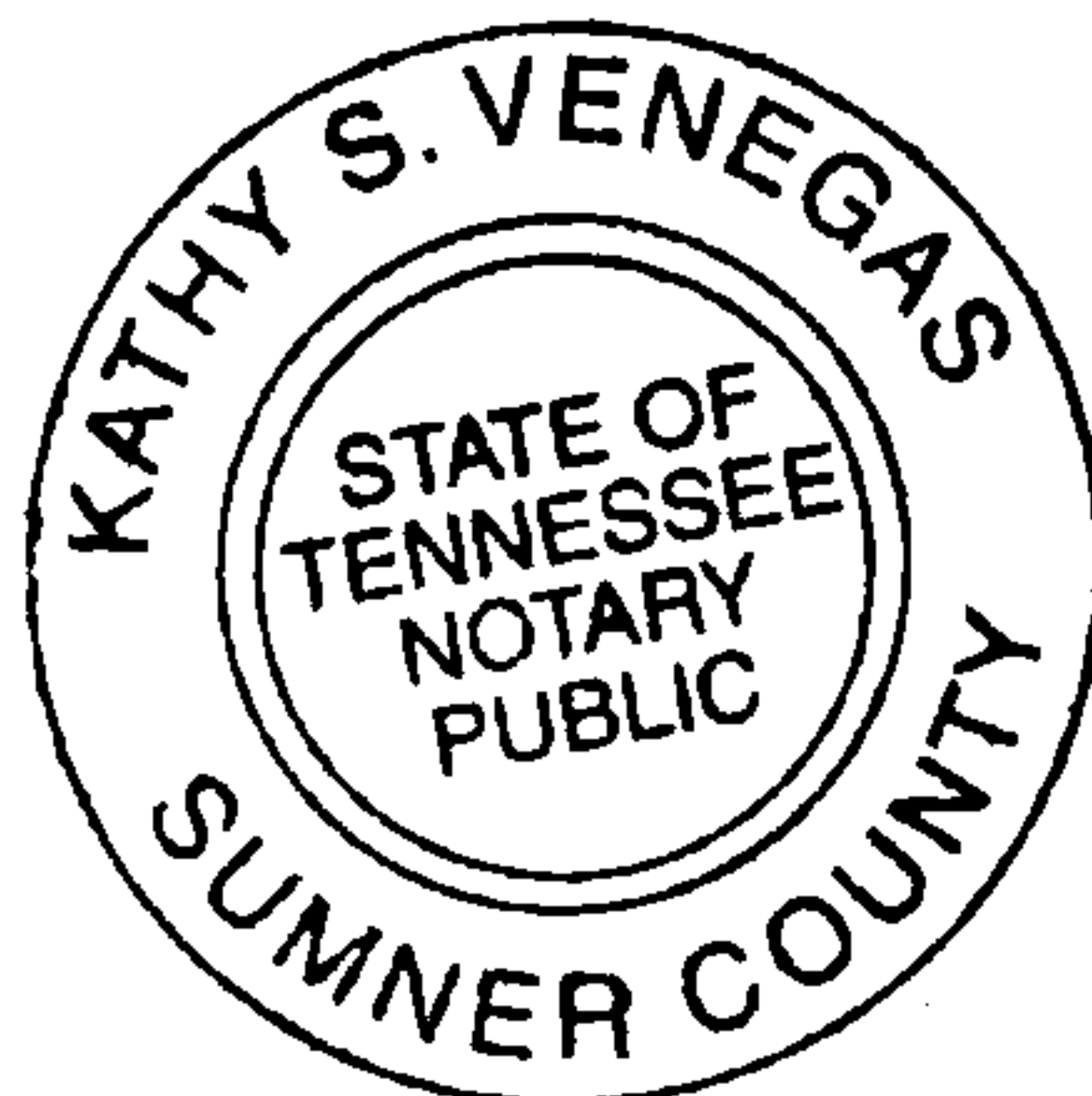
Witness  
Printed Name: Chris Ferrell



Witness  
Printed Name: Nicole Tranel

State of TN            }  
County of Sumner    }

On May 2, 2023, before me Kathy S. Venegas, a Notary Public, personally appeared Mark A. Davis, to me known, who being duly sworn, did say that he is the Vice President of Kirkland Financial LLC, and that said instrument was signed on behalf of said corporation.



Kathy S. Venegas, Notary Public  
My Commission Expires: 10/23/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/02/2023 03:44:15 PM  
\$29.00 BRITTANI  
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*Alvin S. Byrd*