

Space Above Reserved for Recorder's Use

*Prepared by and after recording,
please return to:*

Burr & Forman LLP
171 Seventeenth Street, NW
Suite 1100
Atlanta, Georgia 30363
Attn: Ed Snow, Esq.

Cross-reference to instrument recorded at:

Instrument No. 20210702000323520
Shelby County, Alabama official records

STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED OF RELEASE

THIS INDENTURE, made this 5th day of May, 2023, by and between **SYNOVUS BANK**, in its capacity as Lender (referred to hereinafter as “**GRANTOR**”) and **COOSA COMPOSITES HOLDINGS, LLC**, a Georgia limited liability company (referred to hereinafter as “**GRANTEE**”) (the words “**GRANTOR**” AND “**GRANTEE**” to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

GRANTOR, for the sole purpose hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said **GRANTEE** those certain tracts or parcels of land being more particularly described in **Exhibit “A”** attached hereto, **TOGETHER WITH** any improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the “**Released Property**”).

THIS QUITCLAIM DEED OF RELEASE is given for the purpose of fully and completely releasing the Released Property from the lien, encumbrance, security interest and security title of, and any and all rights of **GRANTOR** derived from that certain Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing given by **GRANTEE** to **GRANTOR** dated July 2, 2021 and recorded July 2, 2021 in Instrument No. 20210702000323520 of the official records of Shelby County, Alabama (the “**Security Instrument**”).

TO HAVE AND TO HOLD the Released Property in order that neither GRANTOR nor any person claiming by, through or under GRANTOR shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to the Released Property or any of the rights, members and appurtenances thereof.

The Clerk of Probate Court of Shelby County, Alabama is hereby authorized and directed to mark said Security Instrument satisfied and released of record.

IN WITNESS WHEREOF, Agent has signed, sealed and delivered this instrument effective as of the day and year first above written.

GRANTOR:

SYNOVUS BANK, a Georgia state banking corporation

By: Eric G. Tikkonen
Name: Eric G. Tikkonen
Title: Senior Vice President

STATE OF Georgia
COUNTY OF Muscooke

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Eric G. Tikkonen, whose name as SR. Vice President of Synovus Bank, a Georgia state banking corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 5 day of May, 2023.

Lisa Hightower
Notary Public
My Commission Expires: 9/27/2026

LISA HIGHTOWER
Notary Public - State of Georgia
Muscooke County
My Commission Expires Sep 27, 2026

Signature Page to Quitclaim Deed of Release (Coosa Composites)

EXHIBIT A
Legal Description

PARCEL 1:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds East a distance of 1309.75 feet; thence South 89 degrees 37 minutes 07 seconds East a distance of 238.25 feet; thence South 89 degrees 47 minutes 56 seconds East a distance of 282.63 feet to the POINT OF BEGINNING; thence continue South 89 degrees 47 minutes 56 seconds East a distance of 138.40 feet; thence South 00 degrees 08 minutes 34 seconds East a distance of 349.82 feet; thence North 89 degrees 58 minutes 36 seconds West a distance of 199.24 feet to a point on the Northerly R.O.W. line of Pardue Road; thence South 89 degrees 05 minutes 01 seconds West and along said R.O.W. line a distance of 25.23 feet; thence North 00 degrees 04 minutes 36 seconds West and leaving said R.O.W. line a distance of 37.20 feet; thence North 36 degrees 40 minutes 13 seconds East a distance of 72.42 feet; thence South 89 degrees 00 minutes 17 seconds East a distance of 42.24 feet; thence North 00 degrees 03 minutes 13 seconds West a distance of 256.07 feet to the POINT OF BEGINNING .

PARCEL 2:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds East a distance of 1309.75 feet; thence South 89 degrees 37 minutes 07 seconds East a distance of 238.25 feet; thence South 89 degrees 47 minutes 56 seconds East a distance of 421.03 feet to the POINT OF BEGINNING; thence South 00 degrees 08 minutes 34 seconds East a distance of 349.82 feet; thence North 89 degrees 58 minutes 36 seconds West a distance of 199.24 feet to point on the Northerly R.O.W. line of Pardue Road; thence South 00 degrees 42 minutes 26 seconds West, leaving said Northerly R.O.W. line and along Westerly R.O.W. line of Pardue Road, a distance of 51.95 feet; thence South 89 degrees 32 minutes 05 seconds East and leaving said R.O.W. line a distance of 70.38 feet; thence South 01 degrees 01 minutes 51 seconds West a distance of 47.22 feet; thence North 89 degrees 47 minutes 10 seconds East a distance of 425.20 feet to the Westerly R.O.W. line of Huntley Parkway; thence North 01 degrees 08 minutes 50 seconds East and along said R.O.W. line a distance of 449.13 feet; thence South 89 degrees 46 minutes 52 seconds West and leaving said R.O.W. line a distance of 304.71 feet to the POINT OF BEGINNING.

PARCEL 3:

Rights obtained, that constitute an interest in real estate, under that certain Reciprocal Ingress/Egress and Driveway Easement Agreement by and between H. Monroe Properties, L.L.C. and Coosa Composites Holdings, LLC, dated July 2, 2021, filed July 2, 2021, and recorded in Instrument # 20210702000323510.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2023 03:09:13 PM
\$28.00 PAYGE
20230510000138650

Allen S. Bayl