



20230707000202230 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
07/07/2023 08:30:50 AM FILED/CERT

This instrument was prepared by:
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File No. 8-00007

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS; that, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, **SOUTHPOINT BANK**, an Alabama banking corporation, does hereby forever release and discharge the following-described property from the lien and effect of that certain Mortgage and Security Agreement from **HCI Chelsea LLC**, an Alabama limited liability company in favor of SouthPoint Bank dated January 19, 2023, and recorded January 20, 2023, in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number **20230120000016690** and that certain Assignment of Rents and Leases from HCI Chelsea LLC, an Alabama limited liability company in favor of SouthPoint Bank dated January 19, 2023, and recorded January 20, 2023, in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number **20230120000016700**; the property being released hereby being described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

As to the remaining property secured by the aforesaid instruments that has not heretofore been released, this Partial Release shall be deemed ineffective and all of the aforesaid instruments affecting such remaining property shall remain in full force and effect and unaffected by this Partial Release.

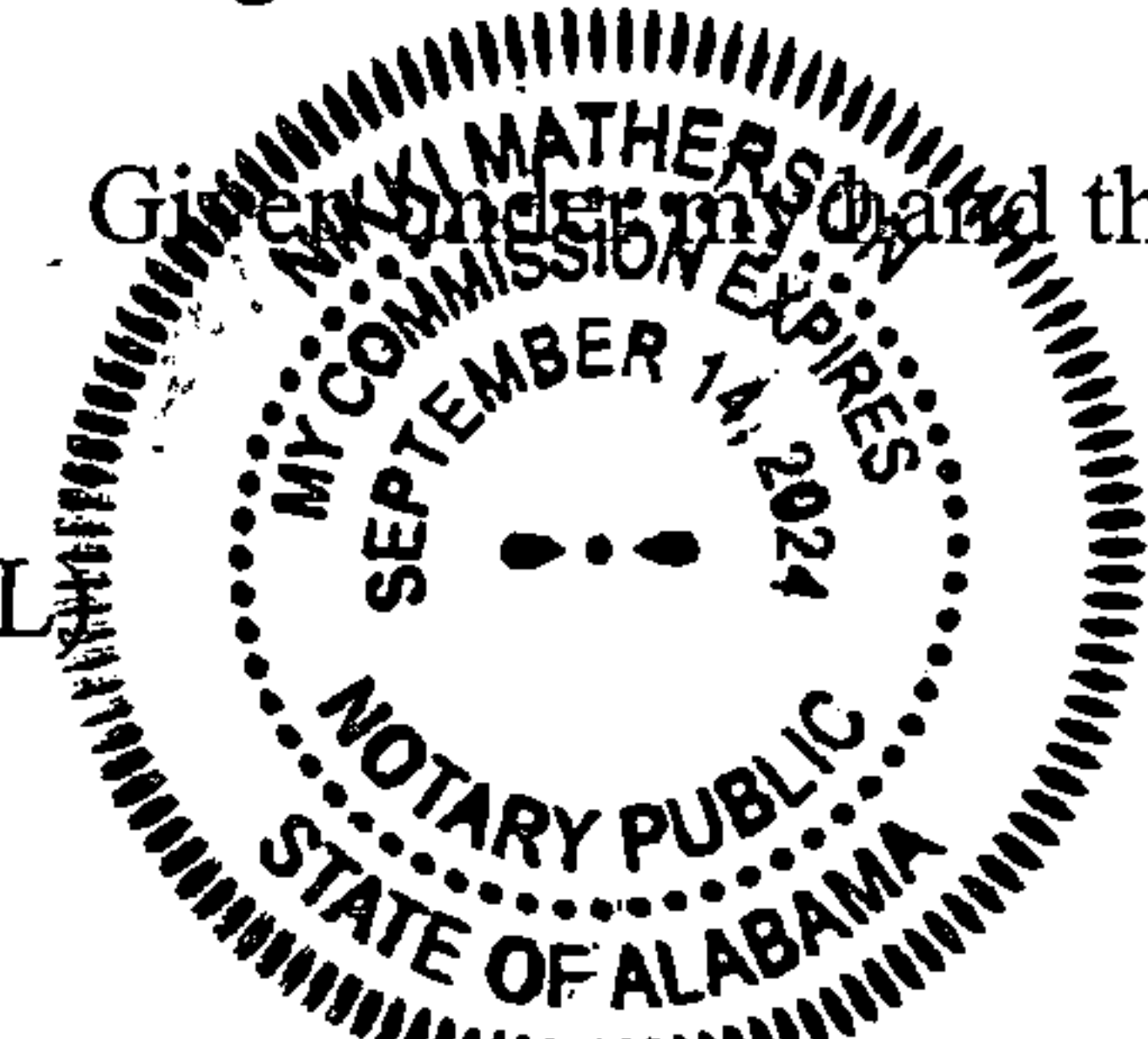
IN WITNESS WHEREOF, SouthPoint Bank has caused this instrument to be executed by its duly authorized officer on this 29th day of June, 2023.

SOUTHPOINT BANK,
an Alabama banking corporation

By: Howie Myers
Print Name: Howie Myers
Its EVP

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Howie Myers, whose name as EVP, of SouthPoint Bank, an Alabama 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank on the date of this notary acknowledgement.

(SEAL)  Given under my hand and this the 29th day of June, 2023.

Nikki Matherson
Nikki Matherson



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Notary Public

My commission expires:

9.14.2024

EXHIBIT "A"
(Legal Description)

ATCHISON PKWY EXTENSION

Begin at the southeast corner of Lot C of Atchison's Resurvey No. 4, as per plat recorded in Map Book 57, Page 52 in the Office of the Judge of Probate of Shelby County, Alabama; thence run S 21°36'32" W, 60.04 feet to a point on a 2684.79-foot radius curve, concave northeasterly; thence run along the arc of said curve for 97.93 feet to a point (chord bears N 67°26'11" W, 97.92 feet); thence run N 60°23'44" W, 86.70 feet to the east property line of Lot A of the aforementioned Atchison's Resurvey No. 4; thence run along said east property line N 29°36'16" E, 60.00 feet to a point on the south property line of Lot B of the aforementioned Atchison's Resurvey No. 4; thence continue N 29°36'16" E, 22.58 feet to a point on said south property line; thence run N 80°45'02" E, 44.81 feet to a point on said south property line; thence run N 87°42'33" E, 12.50 feet to a point on the west property line of the aforementioned Lot C; thence run along said west property line S 02°17'27" E, 67.77 feet to a point on a 2624.04-foot radius curve, concave northeasterly; thence run along the arc of said curve for 94.94 feet (chord bears S 67°28'19" E, 94.94 feet) to the point of beginning.

Said dedicated right-of-way lying and being situated in Sections 27 & 28, Township 19 South, Range 1 West, Shelby County, Alabama and contains 0.31 Acres (13,701.16 S.F.), more or less.