
Space Above This Line For Recording Data

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

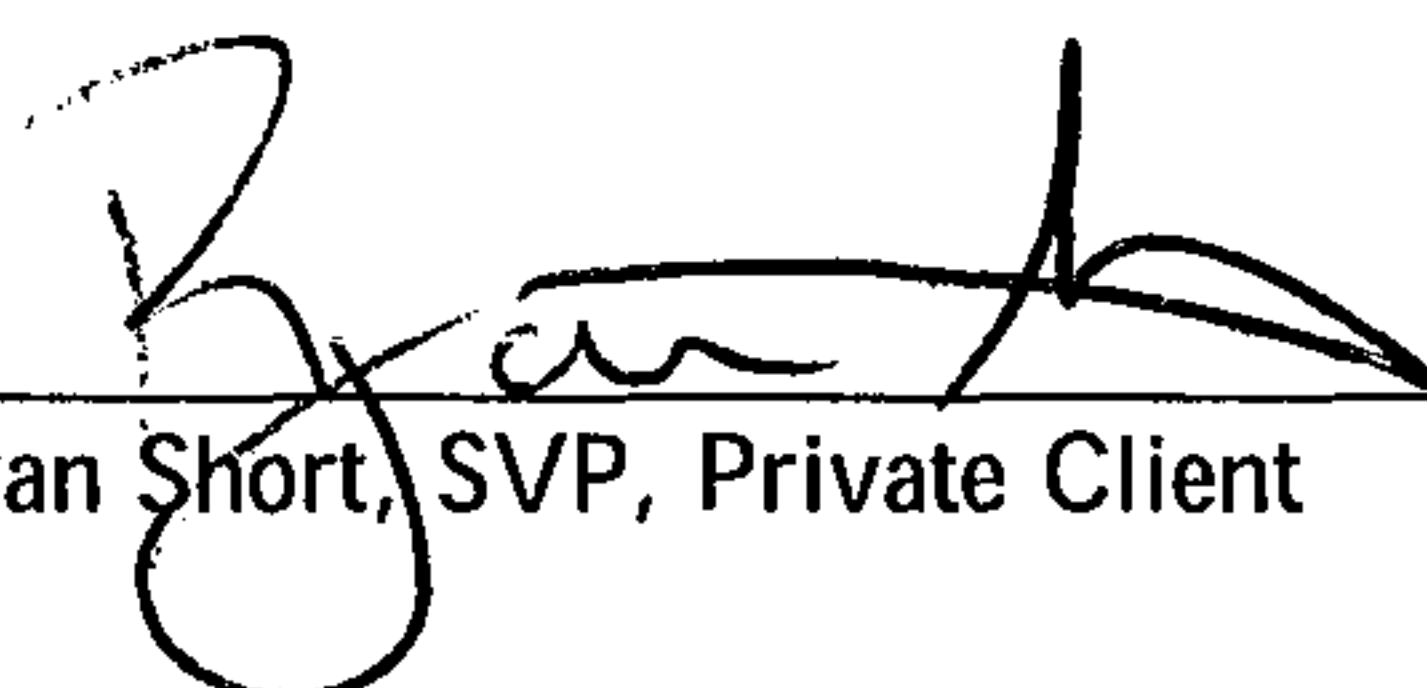
RELEASE OF MORTGAGE

CommerceOne Bank , which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by Carmello Properties, LLC as Mortgagor, and CommerceOne Bank , as Mortgagee on January 30, 2020, to secure the debt or other obligation in the amount of \$30,425.00, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on February 10, 2020, in the Probate Office for Shelby County, Alabama and is indexed as 20200210000052850. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at 1001 Ashley Brook Lane, Helena, Alabama 35080 and legally described as:

See attached Exhibit A

LENDER:

CommerceOne Bank

By  Date 7/19/23 (Seal)
Ryan Short, SVP, Private Client

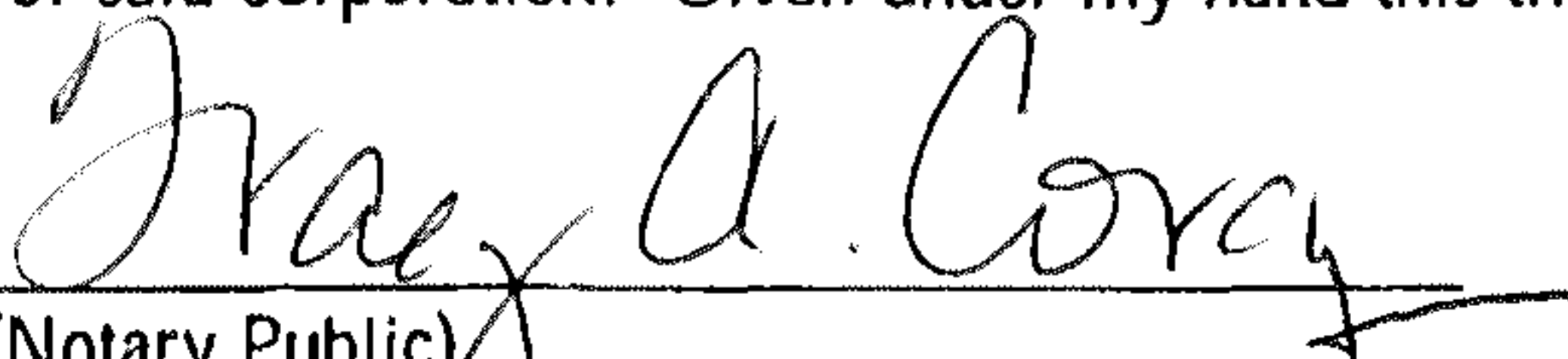


ACKNOWLEDGMENT.
(Lender Acknowledgment)

STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Tracy A Corcoran, a notary public, in and for said County in said State, hereby certify that Ryan Short, whose name(s) as SVP, Private Client 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 19th day of July 2023.

My commission expires:
June 22, 2024


(Notary Public)
Tracy A Corcoran

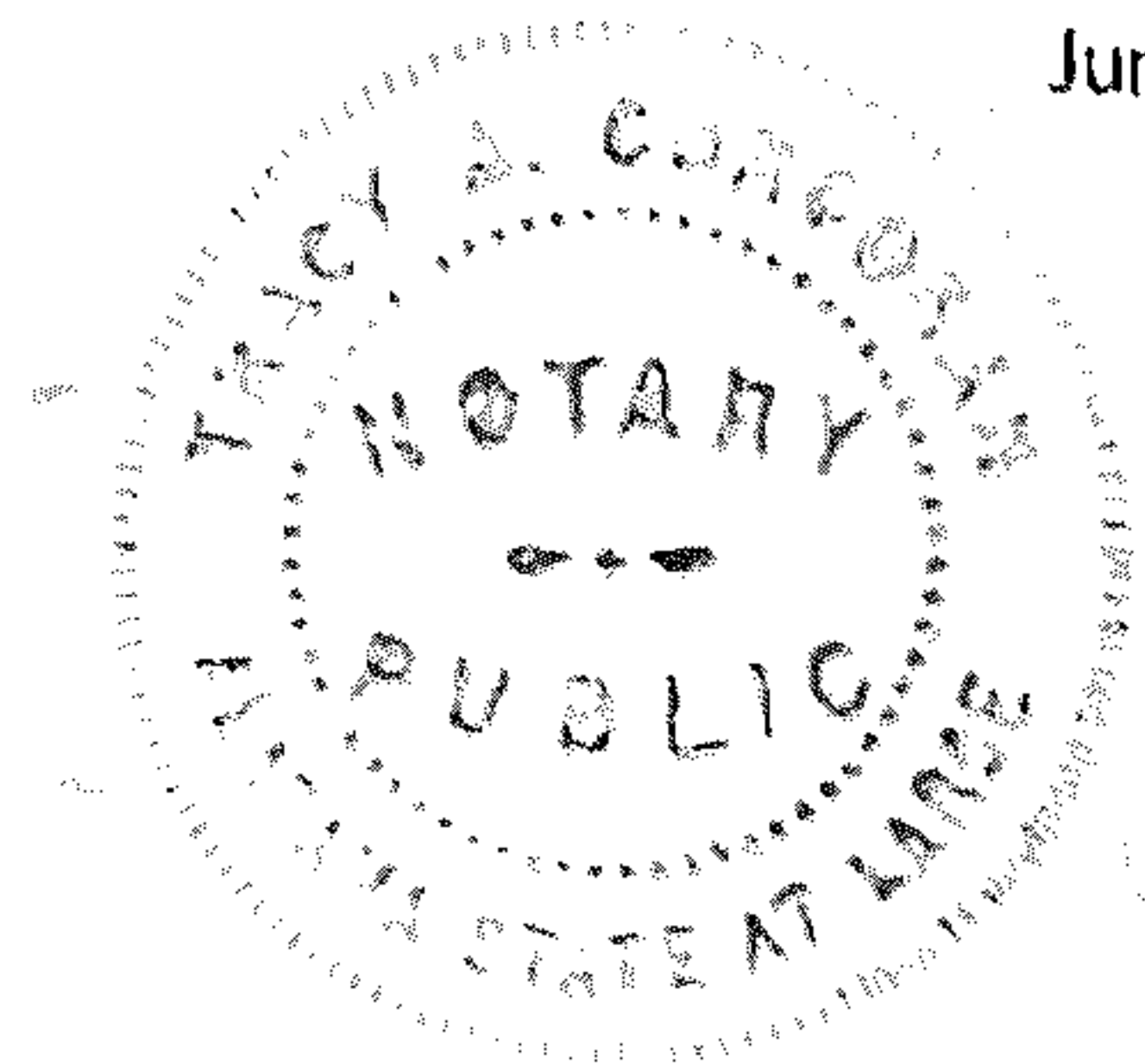




EXHIBIT A
Property Description

Issuing Office File No.: D-6778

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence South 22° 27' 42" West along the West line of said Lot 76, a distance of 223.25 feet to a point on the Northerly ROW line of Ashley Brook Lane (50' ROW); said point lying on a curve to the left having a radius of 175.00 feet, a central angle of 21° 39' 26" and subtended by a chord which bears South 77° 13' 49" West a distance of 65.76 feet; thence along the arc of said curve and said ROW line a distance of 66.15 feet to end of said curve; thence South 66° 24' 06" West along said right of way line a distance of 32.84 feet to the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 87° 45' 21" and subtended by a chord which bears North 69° 43' 14" West a distance of 55.45 feet; thence along the arc of said curve and said right of way line a distance of 61.27 feet to a point, said point lying on the Northeasterly ROW line of Shelby County Highway #17 (80' ROW); thence North 25° 50' 33" West along said ROW line a distance of 133.67 feet; thence leaving said ROW North 64° 09' 27" West, a distance of 300.10 feet to a point lying on the West line of Lot 63, of said Ashley Brook Subdivision; thence South 28° 28' 41" East along said lot line a distance of 41.34 feet to the point of beginning.

20 FOOT "COMMON" EASEMENT

A 20 foot wide "common" easement located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, lying 10 feet on each side of and parallel to the following described centerline:

Commence at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence North 28° 28' 41" West along the West line of Lot 63 of said Ashley Brook, a distance of 41.34 feet; thence South 64° 09' 27" West a distance of 269.10 feet to the point of beginning; said point being the centerline of said 20 foot wide "common" Easement; thence South 25° 50' 33" East along said centerline of a distance of 116.88 feet to the beginning of a curve to the left, having a radius of 38.0 feet, a central angle of 67° 20' 31" and subtended by a chord which bears South 59° 30' 49" East a distance of 42.14 feet; thence along the arc of said curve and said centerline a distance of 44.66 feet to the end of said curve and the beginning of a curve to the right having a radius of 32.0 feet, a central angle of 55° 41' 38" and subtended by a chord which bears South 65° 20' 15" East a distance of 29.90 feet; thence along the arc of said curve and said centerline a distance of 31.11 feet to a point on the Northerly ROW line of Ashley Brook Lane, (50' ROW) and the end of herein described easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2023 09:35:57 AM
\$28.00 BRITTANI
20230720000216290

Alvin S. Bayl

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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