

Loan Number: **SHELBY - REL - TMJ - 35**
Prepared By: **Tonya Maxine Jones**
First Merchants Bank
200 E Jackson St
Muncie, IN 47305-2835

When Recorded Return To:
First Merchants Bank
200 E Jackson St
Muncie, IN 47305-2835

SATISFACTION OF RECORDED MORTGAGE

STATE OF ALABAMA
COUNTY OF **SHELBY**

Known All Men by These Presents,

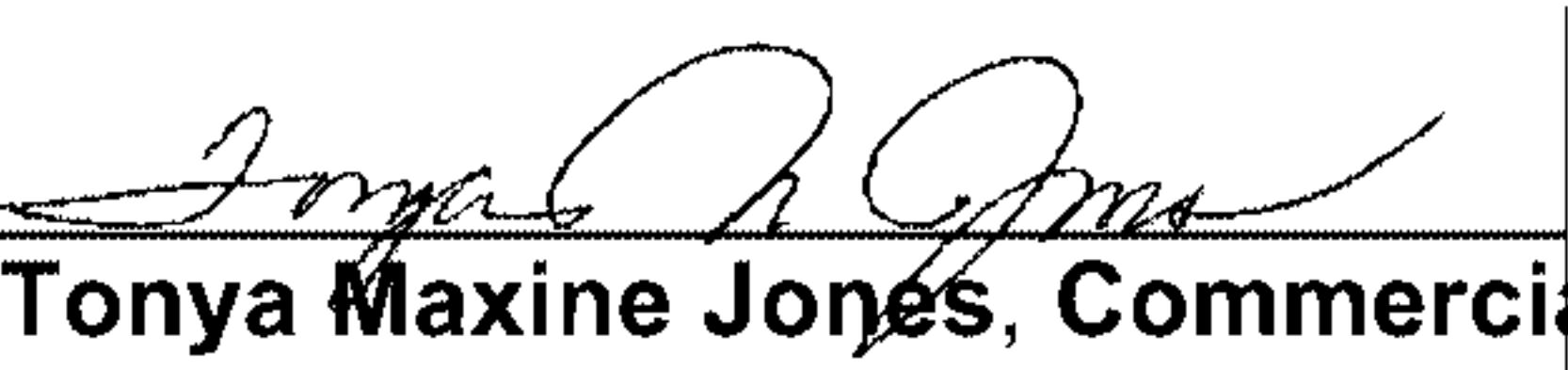
That the undersigned acknowledges full payment of the indebtedness secured by that certain real property mortgage executed by **CALERA RETAIL MANAGEMENT LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, to **FIRST MERCHANTS BANK, FORMERLY KNOWN AS LEVEL ONE BANK**, which said mortgage dated **March 22, 2022**, in amount of **\$1,035,000.00**, was recorded on **March 23, 2022**, in the office of the Judge of Probate Court of **Shelby County, Alabama** as Instrument No. **20220323000119320** and the undersigned does hereby release and satisfy said mortgage.

Legal Description: **SEE ATTACHED**

Property Address: **5100 U.S. HIGHWAY 31, CALERA, AL 35040**

In Witness Whereof, the undersigned, **FIRST MERCHANTS BANK, FORMERLY KNOWN AS LEVEL ONE BANK** has caused these presents to be executed this 22nd day of September , 2023 .

FIRST MERCHANTS BANK, FORMERLY KNOWN AS LEVEL ONE BANK


Tonya Maxine Jones, Commercial Loan Servicing Specialist

STATE OF **MICHIGAN**
COUNTY OF **WAYNE**

I, **Ali C. Sanders**, a Notary Public, do hereby certify that **Tonya Maxine Jones, Commercial Loan Servicing Specialist** of **FIRST MERCHANTS BANK, FORMERLY KNOWN AS LEVEL ONE BANK**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date, on behalf of the corporation.

Given under my hand this the 22nd day of September , 2023 .


Ali C. Sanders, Notary Public
My Commission expires: **09/18/2028**

ALI C. SANDERS
Notary Public, State of Michigan
County of Wayne
My Commission Expires Sep 18, 2028

Electronically Notarized in Person via Simplifile

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, BOTH LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 2 WEST, ST. STEPHENS MERIDIAN, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 2 WEST, ST. STEPHENS MERIDIAN, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 02 DEGREES 06 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER FOR A DISTANCE OF 512.99 FEET; THENCE LEAVING SAID QUARTER LINE, RUN SOUTH 89 DEGREES 47 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 1036.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 31 (RIGHT-OF-WAY WIDTH 100 FOOT); THENCE RUN SOUTH 10 DEGREES 16 MINUTES 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 466.48 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (50 FOOT LEFT OF 290+25.0) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF I-65 (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN SOUTH 79 DEGREE 34 MINUTES 19 SECONDS WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 49.72 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (100 FEET LEFT OF 290+25.0), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 854.81 FEET, A CENTRAL ANGLE OF 19 DEGREES 20 MINUTES 34 SECONDS AND A CHORD BEARING OF SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST FOR 287.21 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 288.58 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (100 FEET LEFT OF PC 287+02.8 AHEAD) AND THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 08 DEGREES 58 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 119.98 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (100 FEET LEFT OF 285+50); THENCE RUN SOUTH 30 DEGREES 47 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 53.63 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (120 FEET LEFT OF 285+00); THENCE RUN SOUTH 09 DEGREES 01 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 305.81 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (120 FEET LEFT OF 281+94), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5609.69 FEET, A CENTRAL ANGLE OF 1 DEGREE 58 MINUTES 24 SECONDS AND A CHORD BEARING OF SOUTH 10 DEGREES 01 MINUTES 04 SECONDS, WEST FOR 193.20 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 193.21 FEET TO A RIGHT-OF-WAY MONUMENT FOUND (120 FEET LEFT OF 280+00), SAID POINT ALSO BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 60 DEGREES 44 MINUTES 46 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 31 AND I-65 FOR A DISTANCE OF 206.61 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF I-65 (276 FEET RIGHT OF 279+58); THENCE RUN NORTH 61 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 377.53 FEET TO AN IRON PIN SET (150 FEET RIGHT OF 283+00), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7789.45 FEET, A CENTRAL ANGLE OF 1 DEGREE 50 MINUTES 54 SECONDS AND A CHORD BEARING OF NORTH 51 DEGREES 39 MINUTES 09 SECONDS WEST FOR 251.27 FEET; THENCE CONTINUING ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 251.28 FEET TO AN IRON PIN SET (150 FEET RIGHT OF 285+46.4), SAID POINT ALSO BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 52 DEGREES 34 MINUTES 36 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 253.28 FEET TO A ½" OPEN TOP IRON FOUND ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE LEAVING SAID RIGHT-OF-WAY LINE,

RUN NORTH 02 DEGREES 06 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 512.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED TO WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, BY GENERAL WARRANTY DEED RECORDED 08/22/2008 AS INSTRUMENT_NO._20080822000338850 IN THE SHELBY COUNTY RECORDS.

LESS AND EXCEPT LAND CONVEYED TO BAKER SEAFOOD INC. BY SPECIAL WARRANTY DEED RECORDED 06/21/2001 AS INSTRUMENT_NO._2001-25730 IN THE SHELBY COUNTY RECORDS.

LESS AND EXCEPT LAND CONVEYED TO SYSTEM CAPITAL REAL PROPERTY CORPORATION, A DELAWARE CORPORATION, BY SPECIAL WARRANTY DEED RECORDED 07/20/2001 AS INSTRUMENT_NO._2001-30014 IN THE SHELBY COUNTY RECORDS.

LESS AND EXCEPT LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST BY WARRANTY DEED RECORDED 02/09/2001 AS INSTRUMENT_NO._2001-04812 IN THE SHELBY COUNTY RECORDS.

LESS AND EXCEPT LAND CONVEYED TO P&N CALERA L.L.C., AN ALABAMA LIMITED LIABILITY CORPORATION, BY CORPORATION WARRANTY DEED RECORDED 02/09/2001 AS INSTRUMENT_NO._2001-04813 IN THE SHELBY COUNTY RECORDS.

ALSO DESCRIBED AS LOT 6B OF PLAT ENTITLED "WAL-MART SUPERCENTER #3271 SUBDIVISION", RECORDED 01/25/2008 AS MAP BOOK 39, PAGE 101 OF SHELBY COUNTY.

TOGETHER WITH ACCESS EASEMENT DATED ~ AND RECORDED ~ AS DOCUMENT NO. ~, OF SHELBY COUNTY.

Tax ID: 282040001012.006

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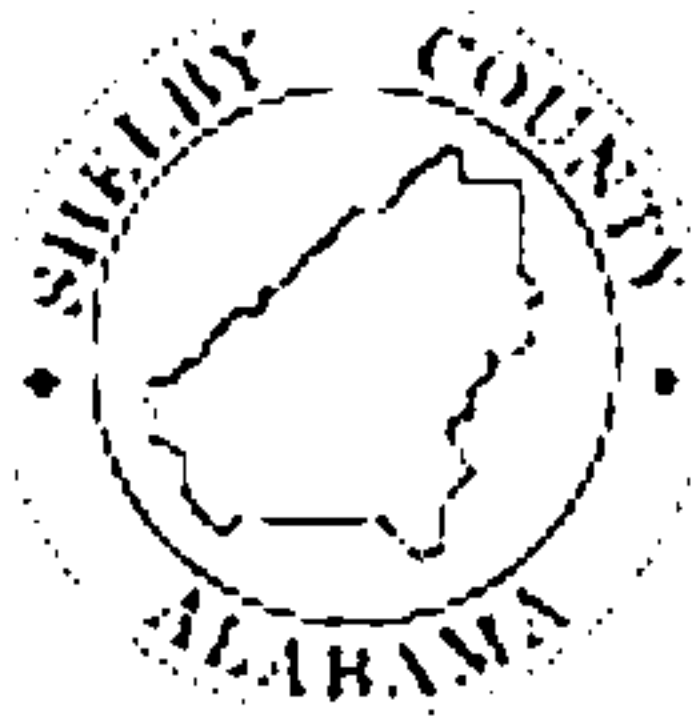
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Tax ID: 282040001012.006



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2023 08:14:54 AM
\$31.00 PAYGE
20230926000287510

Allie S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2022 04:39:52 PM
\$1628.50 BRITTANI
20220323000119320

Allie S. Bayl