



20231206000351850 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/06/2023 09:02:00 AM FILED/CERT

INSTRUMENT PREPARED BY:
WALLACE/ELLIS
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)

For value received and other good and valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned FIRST FINANCIAL BANK, a banking corporation, does hereby release and discharge from the lien of that certain mortgage dated December 11, 2018, executed by MARK-POINT PROPERTIES, INC., an Alabama corporation and filed for record December 14, 2018 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20181214000437540, to release from the Mortgage the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage, in said mortgage and the note thereby secured shall continue in full force and effect, and the said FIRST FINANCIAL BANK shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.

IN WITNESS WHEREOF, the undersigned FIRST FINANCIAL BANK, a banking corporation, has caused these presents to be executed by

Neil WALKER
its EVP, duly authorized thereof, on this 28th day of November, 2023.

FIRST FINANCIAL BANK

BY: [Signature]
(Printed Name): Neil WALKER
(Title): EVP

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 28th day of November, 2023 within my jurisdiction, the within named Neil WALKER who acknowledges that he/she is EVP of FIRST FINANCIAL BANK, a banking corporation, and who acknowledges that for and on behalf of First Financial Bank and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal, this the 28th day of November, 2023

My Commission Expires: 10/3/25
Johnica Hill
Notary Public

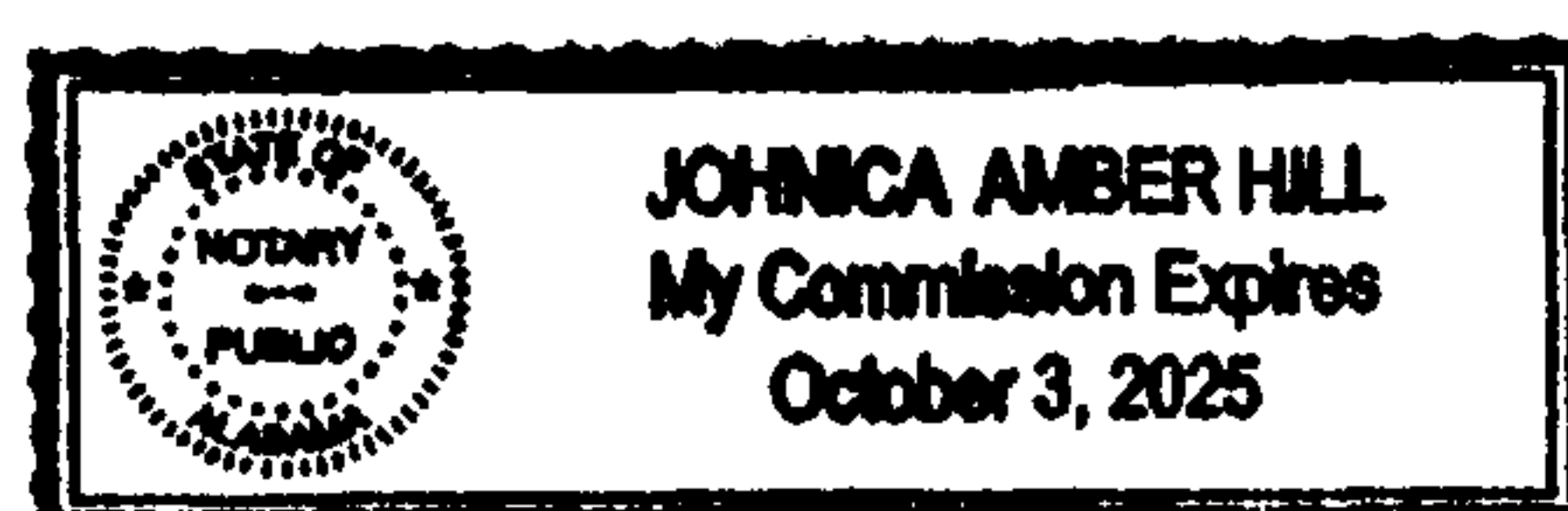



EXHIBIT "A"
LEGAL DESCRIPTION


20231206000351850 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/06/2023 09:02:00 AM FILED/CERT

Commencing at the NW corner of the SE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West; run thence S 89°25'49" E a distance of 597.38 feet, more or less; run thence N 00°34'11" E a distance of 315.83 feet, more or less, to the Point of Beginning; run thence N 64°24'57" W a distance of 22.51 feet, more or less; run thence along an arc 4.36 feet, more or less, to the right having a radius of 900.00 feet, the chord of which is N 85°44'38" E for a distance of 4.36 feet more or less; run thence S 00°50'01" W a distance of 7.63 feet, more or less; run thence along an arc 23.38 feet, more or less, to the left having a radius of 867.43 feet, the chord of which is S 85°29'47" W for a distance of 23.37 feet more or less, to the Point of Beginning; Containing 0.002 acres, more or less.

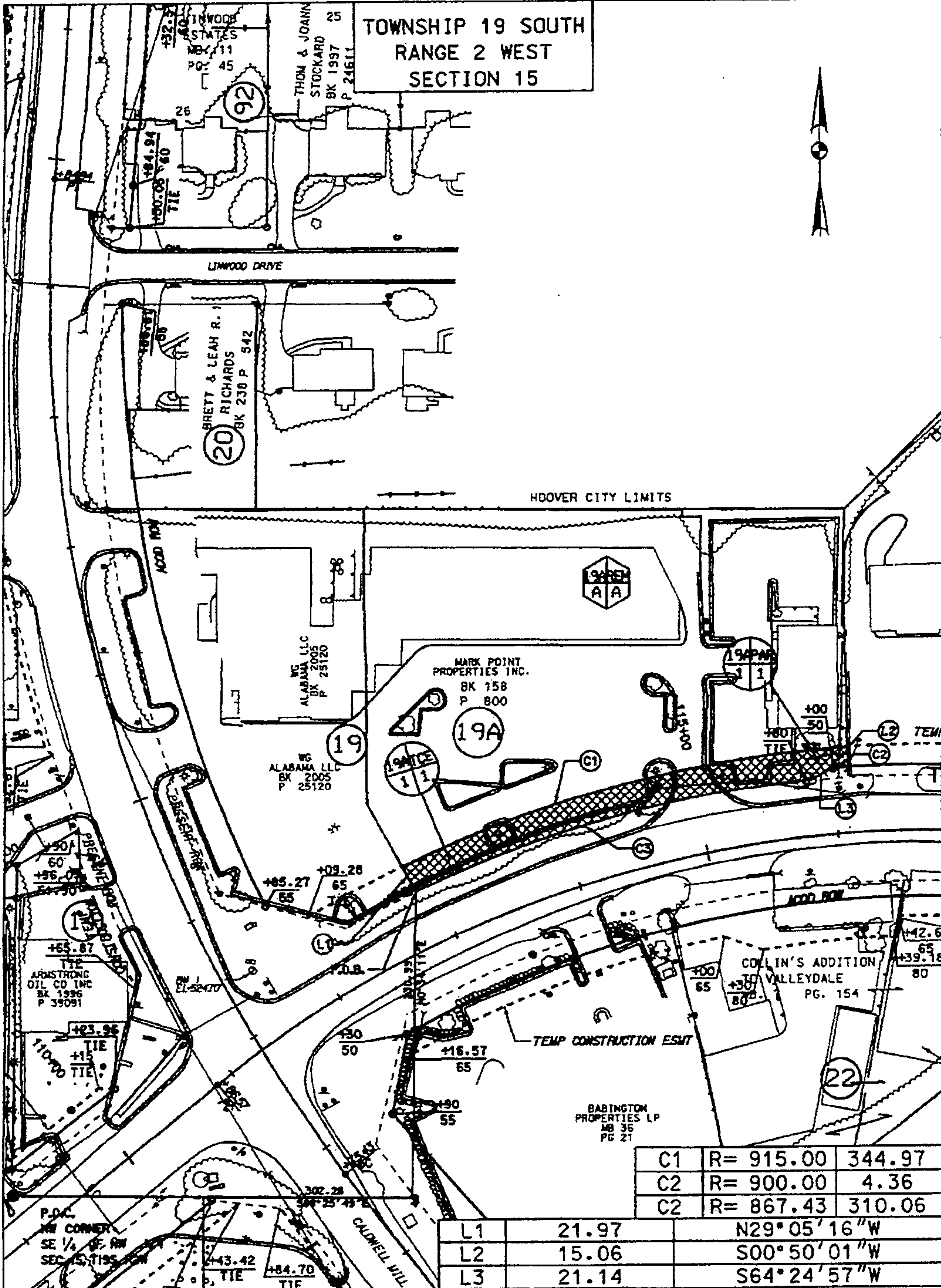
(Temporary Easement)

Commencing at the NW corner of the SE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West; run thence S 89°25'49" E a distance of 302.28 feet, more or less; run thence N 00°34'11" E a distance of 230.99 feet, more or less, to the Point of Beginning; run thence N 29°05'16" W a distance of 21.97 feet, more or less; run thence along an arc 344.95 feet, more or less, to the right, having a radius of 915.00 feet, the chord of which is N 75°09'50" E for a distance of 342.91 feet, more or less; run thence S 00°50'01" W a distance of 15.06 feet, more or less; run thence along an arc 4.36 feet, more or less, to the left, having a radius of 900.00 feet, the chord of which is S 85°44'38" W for a distance of 4.36 feet, more or less; run thence S 64°24'57" W a distance of 21.14 feet, more or less; run thence along an arc 310.06 feet, more or less, to the left, having a radius of 867.43 feet, the chord of which is S 74°29'04" W for a distance of 308.41 feet, more or less, to the Point of Beginning; Containing 0.169 acres, more or less.

SHELBY COUNTY, ALABAMA



20231206000351850 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/06/2023 09:02:00 AM FILED/CERT



TRACT SHEET 19A - EASEMENT 1
SHEET 2 OF 2

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 100'
COUNTY	SHELBY	TOTAL ACREAGE	1.975
TRACT NO.	19A EASEMENT 1	R.O.W. REQUIRED	0.002
OWNER	MARK POINT PROPERTIES INC.	REMAINDER	1.973
PARCEL NO.	10-5-15-0-001-037.000	REQ'D. CONST. EASE.	0.169

SDATES STIMES SFILES

PLOTTED BY \$USER\$