

State of Alabama

County of Jefferson

Partial Release of Mortgage and Assignment of Rents

FOR VALUE RECEIVED, The undersigned, Bryant Bank, as Mortgagee, does hereby release and discharge from the lien and operation of that certain mortgage executed by E Tap LLC to Bryant Bank on 3/10/2022 as recorded in Inst# 20220311000101200 recorded on 3/11/2022 in the Probate Office of Shelby County Alabama, to wit and;

Does hereby release and discharge from the lien and operation of that certain assignment of rents executed by E Tap LLC to Bryant Bank on 3/10/2022 as recorded in Inst# 20220311000101210 recorded on 3/11/2022 in the Probate Office of Shelby County Alabama to wit:

See Exhibit A

It is understood and agreed, however, that this certain mortgage and the lien and the security thereof still remain in full force and affect of all property therein described, except the property herein above especially released from said mortgage.

IN WITNESS WHEREOF, the said Bryant Bank, by Elizabeth Safi its Vice President is authorized to execute this instrument, has hereto set its signature and seal this 2nd day of January 2023.

By *Elizabeth Safi*
Its Vice President

State of Alabama

CORPORATE ACKNOWLEDGEMENT

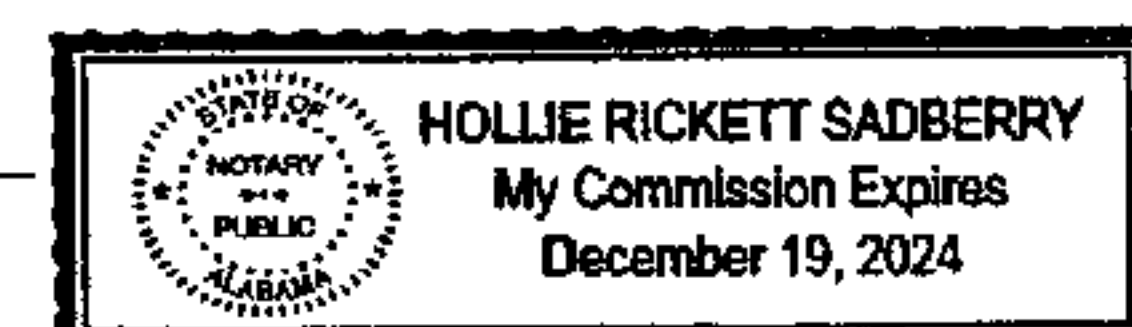
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth Safi, who is named as Vice President of Bryant Bank, is signed to the foregoing instrument and who is know to me, acknowledged before me on this day, being informed of the contents of the instrument he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2023.

Notary Public *Hollie Rickett Sadberry*

My Commission expires: _____



Prepared by: Connie Parham
Bryant Bank
234 Goodwin Crest Drive #500
Homewood, AL 35209

EXHIBIT A

Parcel 3 - 844 Main St., Montevallo, AL 35115 (Tax ID# 27-5-21-3-305-028.000):

A portion of Lot 32, Block 19, of the Original Map of Montevallo in the SE 1/4 of Section 21, Township 22 South, Range 3 West, in Shelby County, Alabama; being situated in Shelby County, Alabama, and being more particularly described as follows:

Commencing at the intersection of the Southwest side of the North Boundary Street with the Southeast side of Main Street; thence run in a Southwesterly direction along the line of Main Street for a distance of 171.11 feet to a point of beginning of the land hereby conveyed; thence turn left 90 deg. 00 min. in a Southeasterly direction for a distance of 125 feet; thence turn right 90 deg. 00 min. in a Southwesterly direction for a distance of 50 feet; thence turn right 90 deg. 00 min. in a Northwesterly direction to the line of Main Street for a distance of 125 feet; thence turn right along the line of Main Street for a distance of 50 feet to the point of beginning, and upon which there is situated parts of a brick building formerly owned by George Kroell; said land being a portion of Lot No. 32, according to the original plan of the Town of Montevallo, Alabama, being the same property described in deed of J. A. Brown and wife, Annie Jo Brown, to N. Joe Klotzman, dated April 30, 1948, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 132 Page 246. Being situated in Shelby County, Alabama.

EASEMENT I:

An easement appurtenant for ingress and egress is granted over a part of Lot 32, Block 19, according to the original Plan of the Town of Montevallo, in the SE 1/4 of Section 21, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn right and run Southeasterly and parallel to the SW line of said Lot 32 for a distance of 175 feet, more or less, to the NW right-of-way of Island Street; thence run Southwesterly along said Island Street right-of-way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.

File No.: 2022023

EASEMENT II:

An easement appurtenant for sewer and underground utility usage only, which supplements EASEMENT I herein granted by said grantors to said grantee, said easement being more particularly described as follows:

A part of Lot 32, Block 19, according to the original Plan of the Town of Montevallo, in the SE 1/4 of Section 21, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn right and run Southeasterly and parallel to the SW line of said 1st 32 for a distance of 175 feet, more or less, to the NW right-of-way of Island Street; thence run Southwesterly along said Island Street right-of-way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2024 09:58:17 AM
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Allen S. Bayl