



20240117000012240 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/17/2024 12:24:24 PM FILED/CERT

INSTRUMENT PREPARED BY:
Ellis, Hoad, Owens, Justice & Arnold
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)

For value received and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned Bryant Bank, a banking corporation, does hereby release and discharge from the lien of that certain mortgage dated June 29, 2020, executed by Paul Ott Carruth, Jr., Authorized Member of Jeffcar, LLC, an Alabama Limited Liability Company to release from:

1. Mortgage to Bryant Bank recorded as Instrument # 20081230000479170 in the Probate Office of Shelby County, Alabama, as amended by Modification of Mortgage recorded as Instrument # 20190606000197370 in the Probate Office of Shelby County, Alabama.
2. Cross-Collateralization Agreement and Amendment to Security Instrument to Bryant Bank recorded as Instrument # 20100504000137690 in the Probate Office of Shelby County, Alabama.
3. Cross Default Agreement, Cross Collateralization Agreement, and Agreement to Modify Mortgage to Bryant Bank recorded as Instrument # 20190606000198050 in the Probate Office of Shelby County, Alabama.

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 Bryant Bank, organized and existing under the laws of the State of Alabama, 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 Bryant Bank, a banking corporation, has caused these presents to be executed by Jeremy W. Tuggle, its City President, duly authorized thereof, on this 27th day of December, 2023

BRYANT BANK, Organized and Existing under the
Laws of the State of Alabama

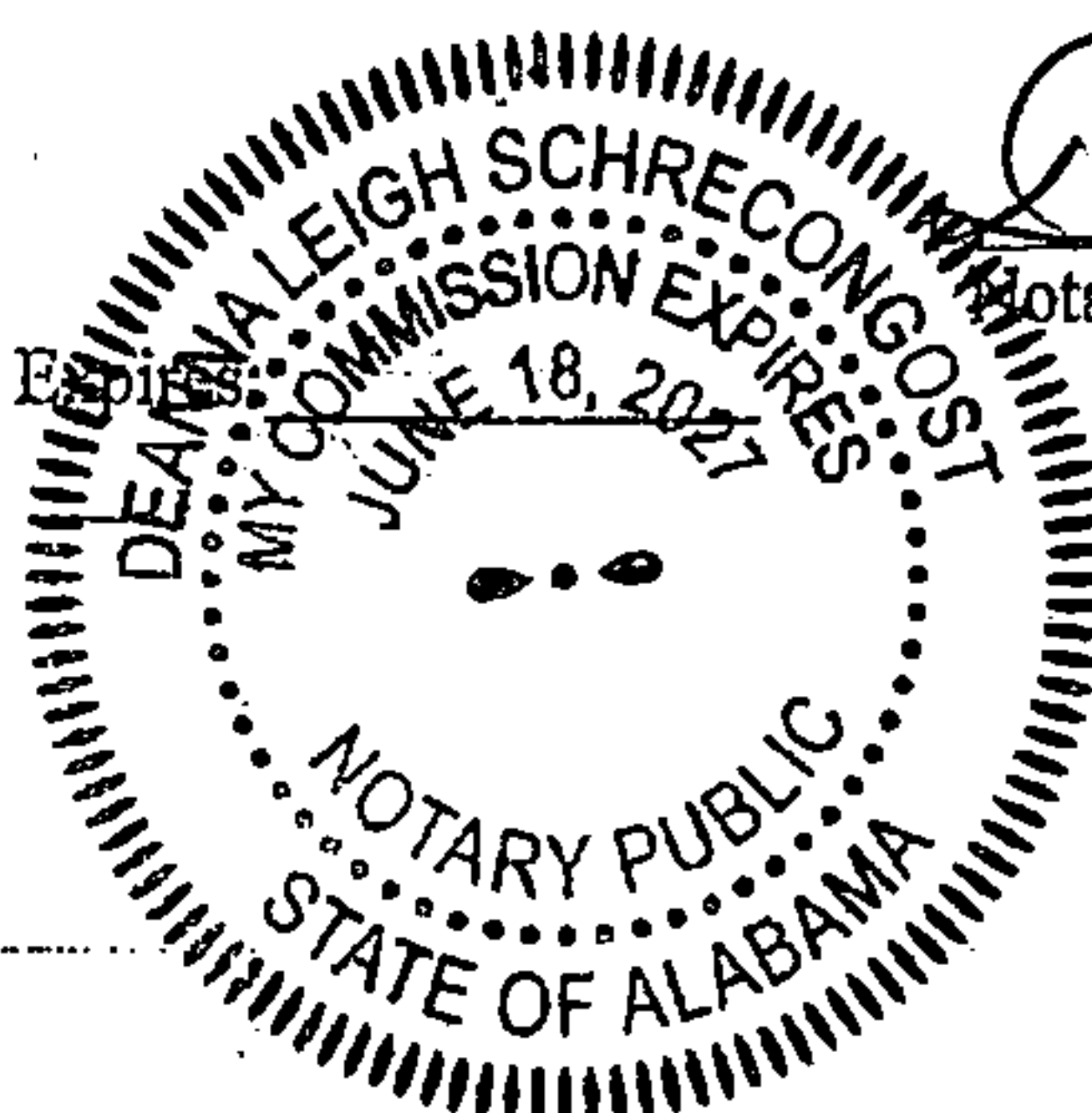
BY: [Signature]
(Printed Name): Jeremy W. Tuggle
(Title): City President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27th day of December, 2023 within my jurisdiction, the within named Jeremy W. Tuggle who acknowledges that he/she is City President of Bryant Bank, a banking corporation, and who acknowledges that for and on behalf of Bryant 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 company so to do.

Given under my hand and official seal, this the 27th day of December, 2023

My Commission Expires



Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW ¼ - NW ¼, Section 1, Township 20 South, Range 3 West, identified as Tract No. 24 on Project No. RP-CRSABE-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found capped rebar stamped Arrington marking the Northeast corner of Section 2, Township 20 South, Range 3 West;

thence run South along the East line of said Section for a distance of 304.05 feet, more or less, to a point on the acquired R/W, said point marking the POINT OF BEGINNING of the parcel herein described, (said point offset 73.94 feet LT more or less and perpendicular to centerline of project at station 205+90.00);

thence run North 86 Degrees 31 Minutes 30 Seconds East along the acquired R/W for a distance of 17.40 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 207+00.00);

thence run North 45 Degrees 37 Minutes 07 Seconds East along the acquired R/W for a distance of 73.59 feet to a point, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 207+70.00), said point marking the beginning of a curve turning to the right having radius of 1696.00 feet, a central angle of 04 Degrees 51 Minutes 41 Seconds, a chord bearing of North 38 Degrees 17 Minutes 59 Seconds East, a chord length of 143.86 feet;

thence run along the arc of said curve and the acquired R/W for a distance of 143.90 feet to a point, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 208+10.00);

thence run North 03 Degrees 08 Minutes 16 Seconds East along the acquired R/W for a distance of 22.79 feet to a point, (said point offset 70.00 feet LT more or less and perpendicular to centerline of project at station 208+95.80);

thence run South 44 Degrees 46 Minutes 32 Seconds East along the present R/W for a distance of 3.52 feet to a point, said point marking the beginning of a curve turning to the right having radius of 25.00 feet, a central angle of 91 Degrees 51 Minutes 12 Seconds, a chord bearing of South 01 Degrees 38 Minutes 00 Seconds West, a chord length of 35.92 feet,

thence run along the arc of said curve and along the present R/W for a distance of 40.08 feet to a point;

thence run South 47 Degrees 33 Minutes 36 Seconds West along the present R/W for a distance of 9.25 feet to a point, said point marking the beginning of a curve turning to the left having radius of 778.81 feet, a central angle of 15 Degrees 25 Minutes 00 Seconds, a chord bearing of South 39 Degrees 51 Minutes 06 Seconds West, a chord length of 208.92 feet,

thence run along the arc of said curve and along the present R/W for a distance of 209.56 feet to a point;

thence run South 32 Degrees 08 Minutes 36 Seconds West along the present R/W for a distance of 38.65 feet to a point;

thence run North 00 Degrees 38 Minutes 15 Seconds West along the present R/W for a distance of 49.59 feet to the POINT OF BEGINNING. Said parcel contains 0.05 acres more or less.

Temporary Easement 1 of 1:

Begin at a point on the acquired R/W marking the POINT OF BEGINNING, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 207+80.00);

Thence run North 53 degrees 47 minutes 02 seconds West for a distance of 14.00 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 207+80.00), said point lying on a curve turning to the right having a radius of 1710.00, a central angle of 02 degrees 36 minutes 16 seconds, a chord bearing of North 37 degrees 31 minutes 06 seconds East and a chord distance of 77.72 feet;

Thence run along the arc of said curve for a distance of 77.73 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 208+55.00);

Thence run South 51 degrees 10 minutes 46 seconds East for a distance of 14.00 feet to a point on the acquired R/W, said point lying on a curve turning to the left having a radius of 1696.00 feet, a central angle of 02 degrees 36 minutes 16 seconds, a chord bearing of South 37 degrees 31 minutes 06 seconds West and a chord distance of 77.08 feet;

Thence run along the arc of said curve and along the acquired R/W for a distance of 77.09 feet to the POINT OF BEGINNING. Said easement contains 0.01 acres more or less.



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C3	1896.00'	143.90'	143.86'	N 38°17'59" E	4°51'41"	CW
C6	25.00'	40.08'	35.92'	S 01°38'00" W	91°51'12"	CW
C8	778.81'	209.55'	208.92'	S 39°51'06" W	15°25'00"	CCW

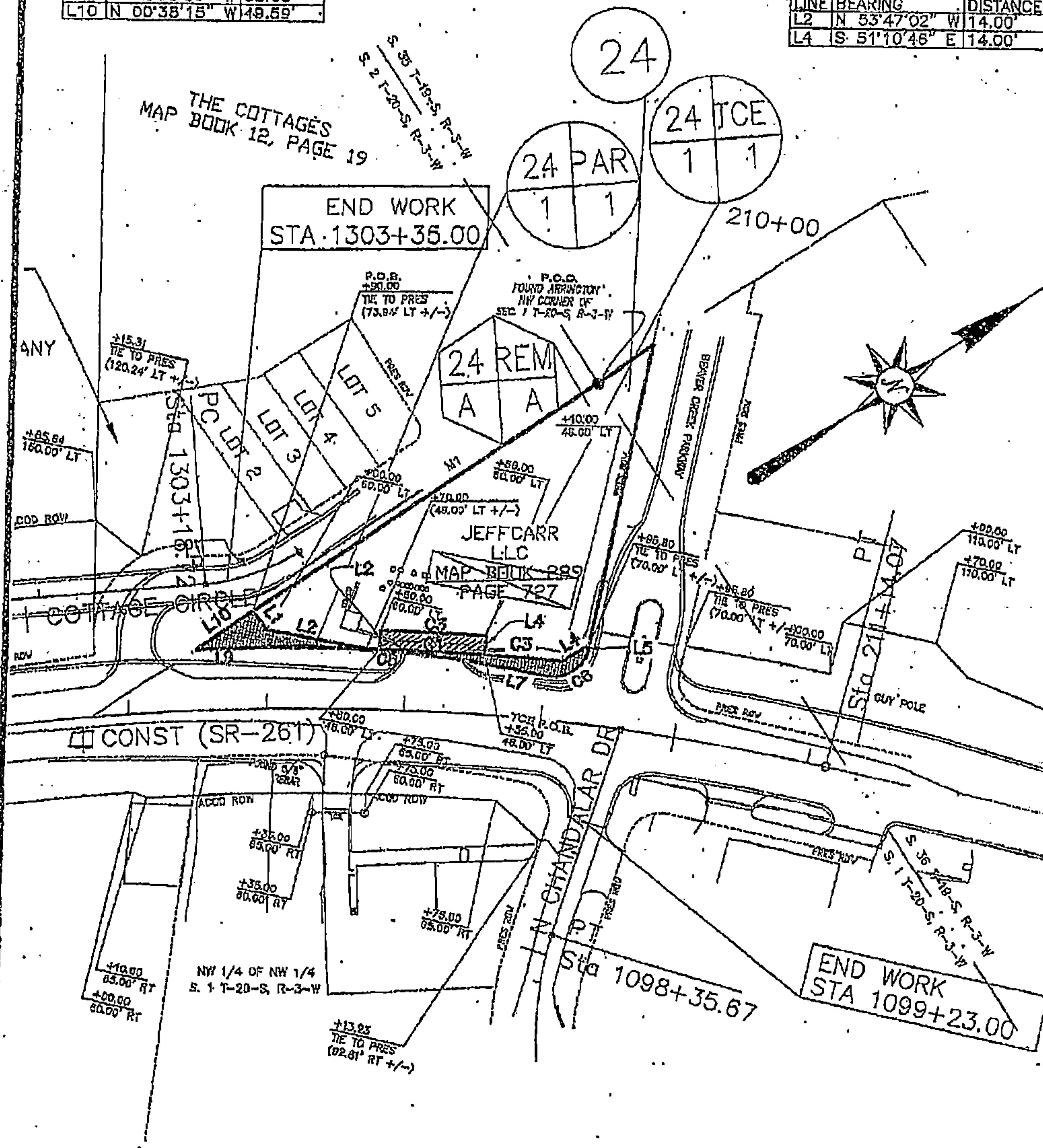
LINE	BEARING	DISTANCE
L1	N 86°31'30" E	17.40'
L2	N 45°37'07" E	73.59'
L4	N 03°08'16" E	22.79'
L5	S 44°48'32" E	3.52'
L7	S 47°33'36" W	9.25'
L9	S 32°08'36" W	38.65'
L10	N 00°38'15" W	49.59'

TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C11	1696.00'	77.09'	77.08'	S 37°31'06" W	2°36'18"	CCW
C13	1710.00'	77.73'	77.72'	N 37°31'06" E	2°36'16"	CW

TCE LINE TABLE

LINE	BEARING	DISTANCE
L2	N 53°47'02" W	14.00'
L4	S 51°10'46" E	14.00'



Tract # :	24	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Jeffcar, LLC		County:	SHELBY
Total Before:	0.950 AC	Project:	RP-7112(003)
Total Acquired:	0.051 AC	CPMS:	100074113
Total TCE:	0.025 AC	Date:	September 15, 2023
Total Remainder:	0.899 AC	Sketch:	1 OF 1
THIS IS NOT A BOUNDARY SURVEY			