

INSTRUMENT PREPARED BY:
Wallace/Ellis
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)



20240129000022290 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/29/2024 03:04:13 PM FILED/CERT

For value received and other good and valuable consideration: to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned Metro Bank, a banking corporation, does hereby release and discharge from the lien of that certain mortgage dated April 11, 2018, executed by Royal Investments Group, LLC, and filed for record April 18, 2018 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20180418000130750, 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 Metro Bank, a banking corporation 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 Metro Bank, a banking corporation, has caused these presents to be executed by Richard Knight, its Executive Vice President, duly authorized thereof, on this 29th day of November, 2023.

METRO BANK, a banking corporation

BY: Richard Knight
(Printed Name): Richard Knight
(Title): Its Executive Vice President

STATE OF ALABAMA
COUNTY OF ST. CLAIR

Personally appeared before me, the undersigned authority in and for the said County and State, on this 29th day of NOVEMBER, 2023 within my jurisdiction, the within named Richard Knight, who acknowledges that he/she is the Executive Vice President of Metro Bank, a banking corporation, and who acknowledges that for and on behalf of Metro 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 29th day of NOVEMBER, 2023

Monica Cole

Notary Public

My Commission Expires 01/29/2024

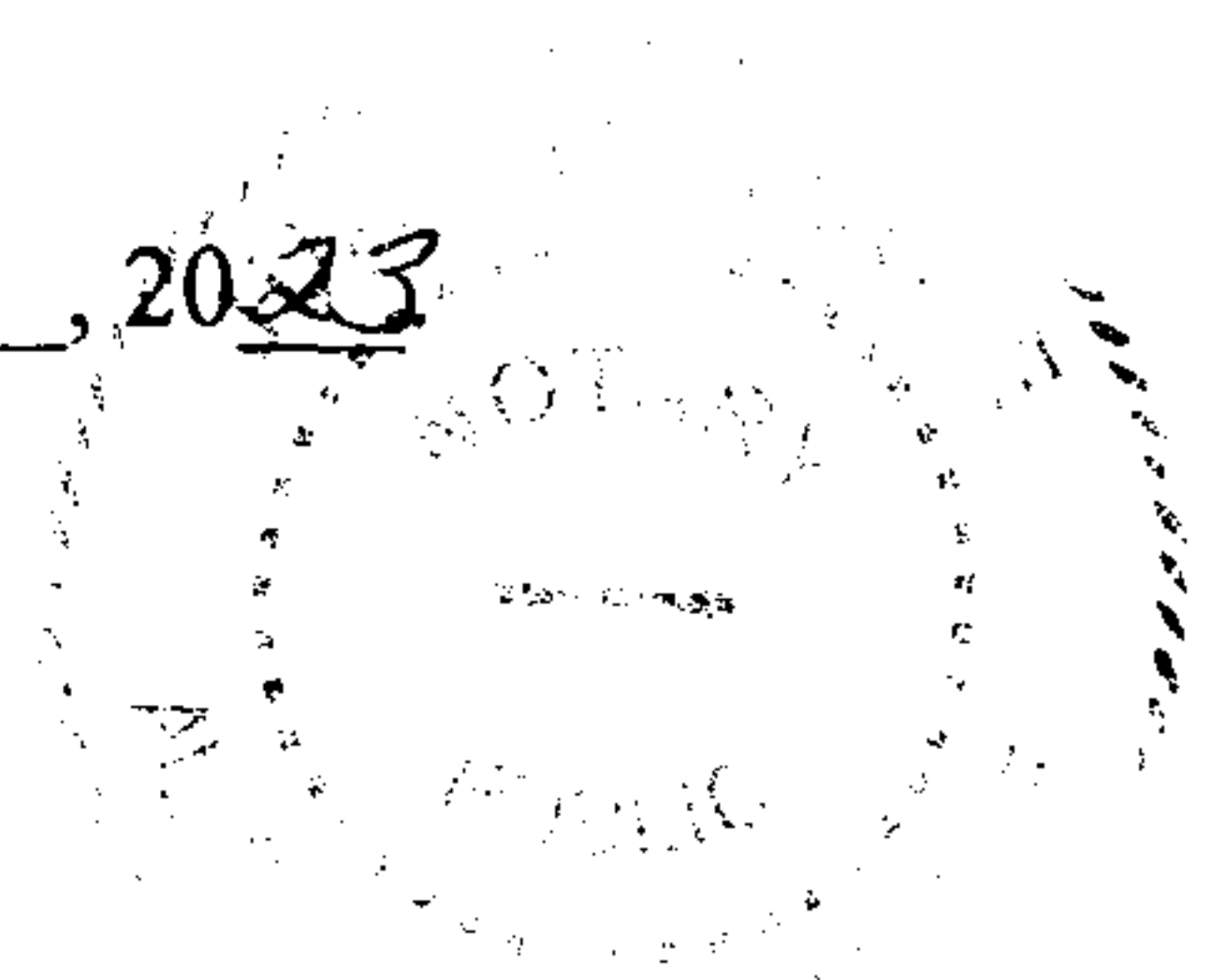


EXHIBIT "A"

LEGAL DESCRIPTION



20240129000022290 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/29/2024 03:04:13 PM FILED/CERT

A part of the SE ¼ - NW¼ and NE ¼ - SW ¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 39 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found 3/8 inch rebar marking the Easternmost corner of Lot 7, Valley Dale Estates as recorded in Map Book 4, Page 90 in the Office of the Judge of Probate, Shelby County, Alabama, and lying on the west present R/W line of SR-261;

thence run Southwesterly along said present R/W line for a distance of 237.57 feet, more or less, to a point on the west acquired R/W line of SR 261, (said point perpendicular to centerline of project at station 249+23.08 LT);

thence run Southwesterly along the acquired R/W line for a distance of 348.00 feet, more or less, to a point on the grantor's North property line and marking the POINT OF BEGINNING;

thence run South 58 degrees 49 minutes 47 seconds East along the grantor's North property line for a distance of 23.69 feet to a point on the west present R/W line of SR 261;

thence run South 36 degrees 35 minutes 01 seconds West along present R/W line for a distance of 575.77 feet to a point on said present R/W line;

thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 49.95 feet, a delta angle of 59 degrees 37 minutes 21 seconds, a chord bearing of South 66 degrees 17 minutes 47 seconds West, and a chord length of 49.67 feet, for a distance of 51.98 feet to a point on said acquired R/W line, (said point offset 61.55 feet LT and perpendicular to centerline of project at station 239+63.65);

thence run North 54 degrees 38 minutes 01 seconds East along the acquired R/W line for a distance of 38.14 feet to a point on the acquired R/W line, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 240+00.00);

thence run North 36 degrees 59 minutes 59 seconds East along the acquired R/W line for a distance of 400.00 feet to a point on the acquired R/W line, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 244+00.00

thence run North 18 degrees 33 minutes 53 seconds East along the acquired R/W line for a distance of 47.43 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 244+45.00);

thence run North 36 degrees 59 minutes 59 seconds East along the acquired R/W line for a distance of 135.32 feet to the POINT OF BEGINNING; said parcel contains 0.206 acres, more or less.