

This document was
prepared by: David P. Condon
100 Union Hill Drive, Suite 200
Birmingham, Al. 35209


STATE OF ALABAMA)
 :

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that State Bank and Trust, the owner and holder of the MORTGAGE from Elite Acquisitions, LLC dated October 3, 2022 and recorded on October 6, 2022 in Instrument 20221006000381980, in the Probate Office of Shelby County, Alabama, does hereby release the property described on Exhibit A, which is incorporated herein as if set out in full.

This partial release shall have no effect to the remaining property described or referred to in the aforesaid MORTGAGE and, as to such remaining property, the aforesaid MORTGAGE shall remain in full force and effect.

IN WITNESS WHEREOF, State Bank and Trust has caused this Partial Release of Mortgage to be executed by its Authorized Representative on this 27 day of February, 2024.

State Bank and Trust


BY: Collins Davis
ITS: Chief Financial Officer

STATE OF ALABAMA)
 :

Marion COUNTY)

I, the undersigned, a Notary Public, in and for said county in said State, hereby certify that Collins Davis, whose name as Chief Financial Officer of State Bank and Trust, is signed to the foregoing, and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing, he/she as such Chief Financial Officer and with full authority executed the same voluntarily for and as the act of said bank on the day the same bears date.



GIVEN Under by hand and official seal this the 27th day of February, 2024.

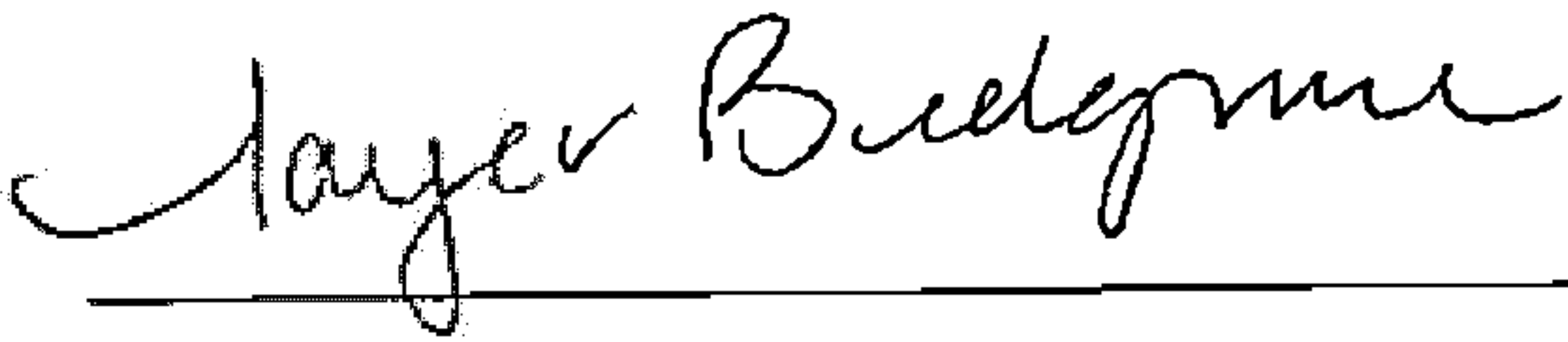
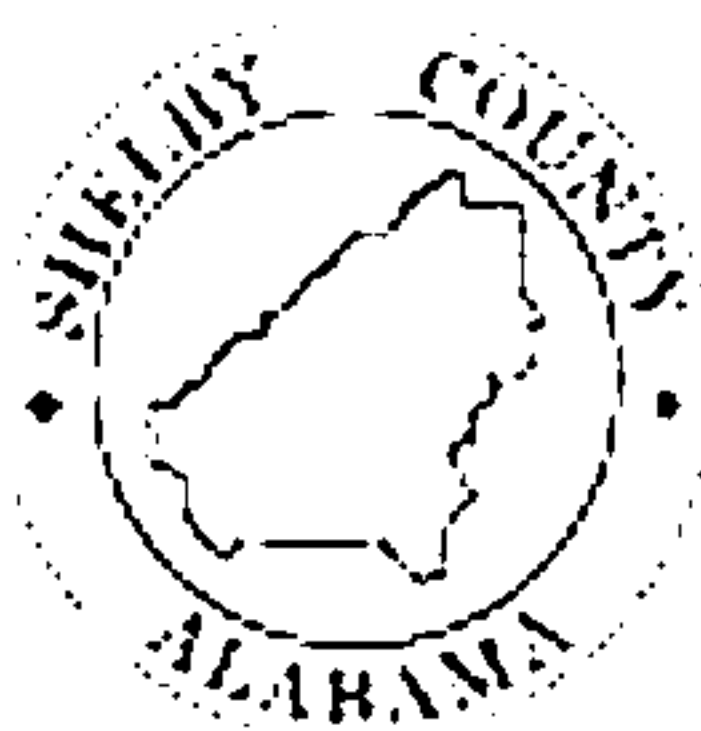


Exhibit "A"
Property Description

The following real property situated in the County of Shelby, State of Alabama, and is described as follows: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet to the point of beginning; thence turn an angle of 73° 53' 51" to the left and run a distance of 63.76 feet; thence turn an angle of 25° 50' 00" to the right and run a distance of 213.44 feet; thence turn an angle of 99° 11' 38" to the right and run a distance of 352.21 feet; thence turn an angle of 87° 13' 22" to the right and run a distance of 269.86 feet; thence turn an angle of 63° 53' 00" to the right and run a distance of 158.80 feet; thence turn an angle of 40° 12' 00" to the right and run a distance of 102.41 feet; thence turn an angle of 44° 25' to the right and run a distance of 72.37 feet to the point of beginning.

Together with an Easement for Ingress and Egress described as follows:

A road easement 15 feet either side of a center line described as: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 18 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet; thence turn an angle of 106° 06' 09" to the right and run a distance of 72.37 feet; thence turn an angle of 44° 25' to the left and run a distance of 15.36 feet to the point of beginning of the road easement; thence turn an angle of 74° 13' 00" to the right and run a distance of 124.49 feet; thence turn an angle of 28° 00' 48" to the left and run a distance of 112.67 feet; thence turn an angle of 15° 36' 00" to the left and run a distance of 173.15 feet; thence turn an angle of 25° 56' 00" to the right and a distance of 148.60 feet to a point on Shelby County Highway # 41 and the point of ending.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 01:18:15 PM
\$25.00 BRITTANI
20240304000058460

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Alli S. Boyd