



20240311000066160 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/11/2024 02:50:13 PM FILED/CERT

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

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)

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 G & D Ventures, LLC to Bryant Bank on May 13, 2022 as recorded in Instrument #20220516000199350 recorded on May 16, 2022 in the Probate Office of Shelby County, Alabama to wit:

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 JOHN C PLATT, its SVP, duly authorized thereof, on this 4th day of March, 2024.

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

BY:

(Printed Name): JOHN C PLATT

(Title): SVP

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 4th day of March, 2024 within my jurisdiction, the within named John Platt who acknowledges that he/she is SVP 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.

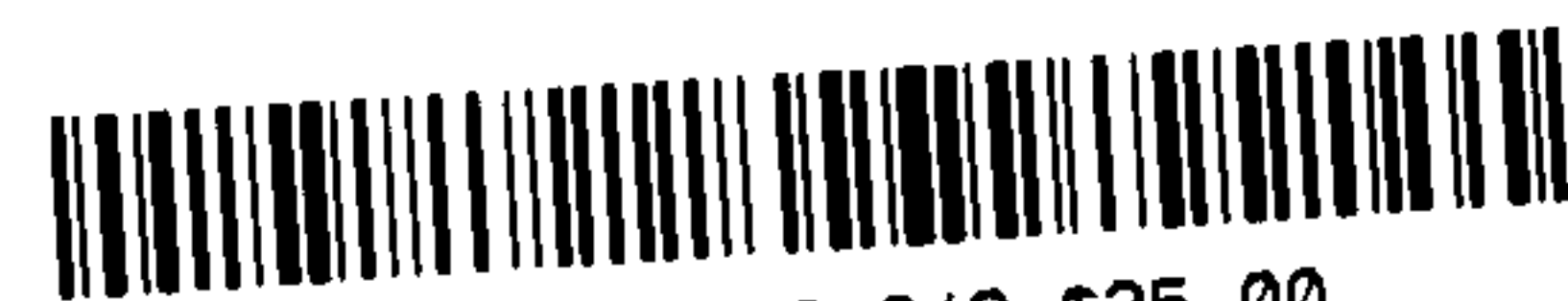
Given under my hand and official seal, this the 4th day of March, 2024.

[Signature]
Notary Public

My Commission Expires: March 14, 2027



EXHIBIT "A"
LEGAL DESCRIPTION


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A part of the NW ¼ - NE ¼ Section 36, Township 19 South, Range 3 West, Identified as Tract No. 58 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama;

thence run West along the quarter section line for a distance of 299.91 feet, more or less, to a point on the grantor's Southwest property line;

thence run Northwest along the grantor's Southwest property line for a distance of 424.04 feet, more or less, to a point on the grantor's Southwest property line {said point also on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project)} and being the POINT OF BEGINNING;

thence run North 37 degrees 30 minutes 42 seconds West along the grantor's Southwest property line for a distance of 20.74 feet to a point on the East present R/W line of SR 261;

thence run North 52 degrees 56 minutes 30 seconds East along said present R/W line for a distance of 203.85 feet to a point on the grantor's Northeast property line;

thence run South 37 degrees 10 minutes 01 seconds East along the grantor's Northeast property line for a distance of 20.56 feet to a point on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project);

thence run South 52 degrees 56 minutes 14 seconds West along the acquired R/W line for a distance of 155.94 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at PT station 265+11.09);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 00 degrees 24 minutes 42 seconds, a chord bearing of South 52 degrees 43 minutes 53 seconds West, and a chord length of 47.78 feet, for a distance of 47.78 feet to the POINT OF BEGINNING; said parcel contains 0.096 acre(s), more or less.