

This instrument was prepared by  
and upon recording must be returned to:

Michael M. Partain, Esq.  
2233 2<sup>nd</sup> Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**PARTIAL RELEASE OF RECORDED MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES**

KNOW ALL MEN BY THESE PRESENTS, that **ServisFirst Bank**, an Alabama corporation (the "Lender"), acknowledges the partial payment of the indebtedness secured by the following instruments executed by **Shelby Investments, LLC** in favor of the Lender:

That certain real property Mortgage and Security Agreement from Shelby Investments, LLC a Georgia limited liability company to ServisFirst Bank, an Alabama banking corporation dated February 22, 2017 in the amount of \$1,500,000.00 which was recorded on February 28, 2017 at Instrument No. 20170228000067890 in the Office of the Judge of Probate of Shelby County, Alabama, and modified to increase the principal loan amount to \$3,000,000.00 dated April 16th 2018 and recorded May 24th, 2018 in Instrument 20180524000182170 in the Office of the Judge of Probate of Shelby County, Alabama and further modified to increase the principal loan amount to \$3,500,000.00 as recorded in Instrument 20210819000404390 in the Office of the Judge of Probate of Shelby County, Alabama.

That certain Assignment of Rents and Leases dated 2/22/2017 from Investments, LLC a Georgia limited liability company to ServisFirst Bank, an Alabama banking corporation recorded in Instrument 20170228000067900, Shelby County, Alabama and modified by amendment in Instrument # 20180524000182170 dated April 16, 2018 and filed May 24, 2018 at 03:37:54 PM in the Office of the Judge of Probate of Shelby County, Alabama and further modified in Instrument 20210819000404390 in the Office of the Judge of Probate of Shelby County, Alabama.

Partial termination of that certain Uniform Commercial Code Financing Statement naming ServisFirst Bank as secured party recorded in Instrument 20170228000067910 and continuation recorded in Instrument 20211004000480810 in the Office of the Judge of Probate of Shelby County, Alabama.

The Lender does further hereby release and satisfy said instruments only the real property more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Lender has caused these presents to be executed by its duly authorized officer or representative this the 14<sup>th</sup> day of March, 2024.

Lender:

**ServisFirst Bank**

By: [Signature]

Name: Nic Balanis

Title: EVP

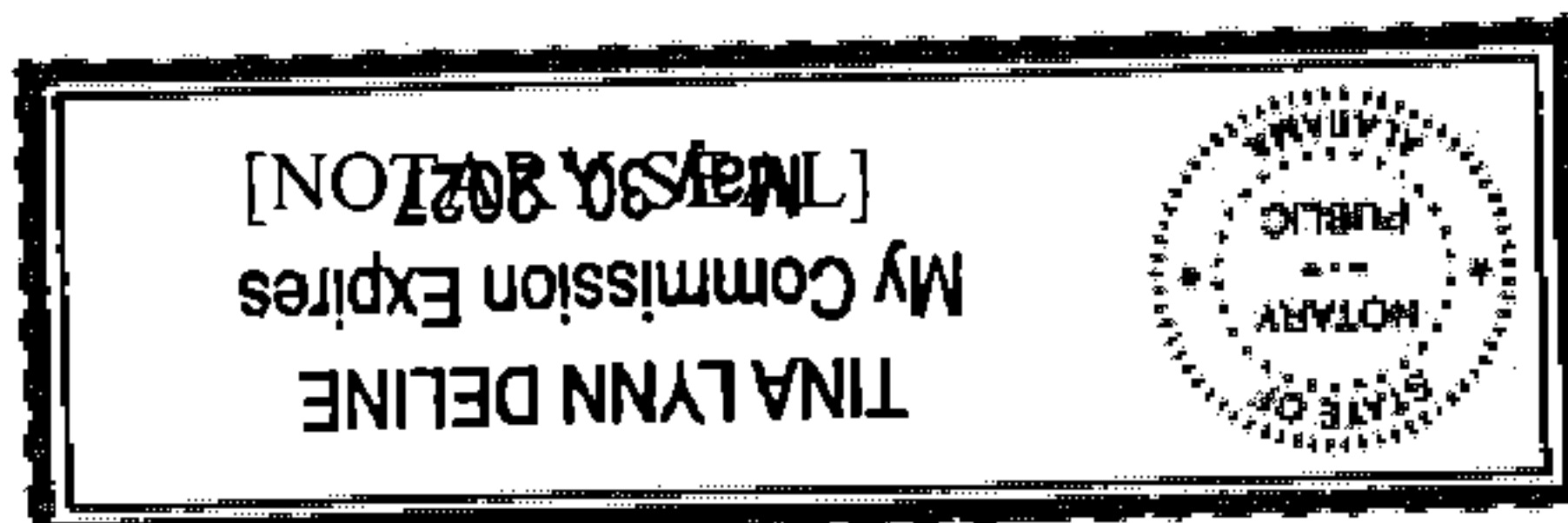
STATE OF ALABAMA           )  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nic Balanis, whose name as EVP of ServisFirst Bank, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he/she in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 14<sup>th</sup> day of March, 2024.

[Signature]  
Notary Public

My Commission Expires: May 30<sup>th</sup>, 2027



**EXHIBIT A**

A parcel of land situated in the NW 1/4 of Section 24 and in the S 1/2 of Section 13, all in Township 21 South, Range 5 West, Shelby County, Alabama and being more particularly described as follows: Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 5 West; thence N 89°24'10" W along the South line of said 1/4-1/4 a distance of 990.59' to the easterly bank of Shades Creek; thence northeasterly along the easterly bank of said creek the following calls; thence N 34°55'37" E a distance of 103.75'; thence N 33°15'21" E a distance of 59.56'; thence N 54°22'02" E a distance of 157.77'; thence N 33°52'16" E a distance of 94.46'; thence N 20°32'47" E a distance of 242.47'; thence N 23°08'54" E a distance of 384.80'; thence N 30°35'20" E a distance of 97.83'; thence N 42°53'06" E a distance of 50.93'; thence N 50°24'22" E a distance of 86.96'; thence N 52°03'41" E a distance of 46.47'; thence N 60°49'12" E a distance of 91.79'; thence N 68°13'08" E a distance of 91.78'; thence N 46°32'12" E a distance of 43.62'; thence N 15°16'14" E a distance of 18.49'; thence N 05°51'44" W a distance of 31.79'; thence N 18°27'08" W a distance of 44.43'; thence N 89°58'19" E and leaving said easterly creek bank a distance of 2755.31'; thence N 00°39'11" W a distance of 355.77'; thence N 85°05'13" E a distance of 556.01' to the point of a non tangent curve to the left with a radius of 560.00', and a central angle of 07°45'58", with a chord bearing of S 13°34'09" E, with a chord length of 75.85', thence along said curve an arc length of 75.90'; thence S 17°27'08" E a distance of 52.00'; to the point of a curve to the right with a radius of 500.00', and a central angle of 18°51'48", with a chord bearing of S 08°01'14" E, with a chord length of 163.87', thence along said curve an arc length of 164.61' to the point of a compound curve to the right with a radius of 1708.85', and a central angle of 04°06'46", with a chord bearing of S 03°28'03" W, with a chord length of 122.64', thence along said curve an arc length of 122.66'; thence S 05°31'26" W a distance of 480.93'; to the point of a curve to the right with a radius of 630.00', and a central angle of 19°57'07", with a chord bearing of S 15°29'59" W, with a chord length of 218.28', thence along said curve an arc length of 219.38' to the point of a compound curve to the right with a radius of 400.00', and a central angle of 02°51'53", with a chord bearing of S 26°53'32" W, with a chord length of 20.00', thence along said curve an arc length of 20.00'; thence S 69°49'04" W a distance of 3330.58'; thence N 00°35'39" W a distance of 556.92' to the Point of beginning. Containing 115.63 acres, more or less.

**Easement 1**

Together with and subject to a 30' wide non-exclusive easement for ingress and egress being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 5 West; thence N 00°39'11" W a distance of 355.77'; thence N 85°05'13" E a distance of 556.01' to the Point of Beginning; thence S 85°35'08" W a distance of 40.79' to the point of a curve to the right with a radius of 300.00', and a central angle of 04°51'29", with a chord bearing of S 88°00'52" W, with a chord length of 25.43', thence along said curve an arc length of 25.44'; thence N 89°33'24" W a distance of 79.83' to the point of a curve to the left with a radius of 250.00', and a central angle of 54°36'29", with a chord bearing of S 63°08'22" W, with a chord length of 229.36', thence along said curve an arc length of 238.27'; thence S 35°50'08" W a distance of 80.11' to the point of a curve to the left with a radius of 250.00', and a central angle of 42°20'07", with a chord bearing of S 14°40'04" W, with a chord length of 180.55', thence along said curve an arc length of 184.72'; thence S 06°29'59" E a distance of 155.06' to the point of a curve to the right with a radius of 485.00', and a central angle of 22°22'03", with a chord bearing of S 04°41'02" W, with a chord length of 188.14', thence along said curve an arc length of 189.34'; thence S 15°52'03" W a distance of 58.75' to the point of a curve to the right with a radius of 285.00', and a central angle of 40°36'53", with a chord bearing of S 36°10'30" W, with a chord length of 197.82', thence along said curve an arc length of 202.03'; thence S 56°28'56" W a distance of 125.21' to the point of a curve to the right with a radius of 565.00', and a central angle of 16°22'12", with a chord bearing of S 64°40'03" W, with a chord length of 160.88', thence along said curve an arc length of 161.43'; thence S 72°51'09" W a distance of 569.41' to the point of a curve to the right with a radius of 305.00', and a central angle of 37°53'41", with a chord bearing of N 88°12'01" W, with a chord length of 198.07', thence along said curve an arc length of 201.72'; thence N 69°15'10" W a distance of 49.75' to the point of a curve to the left with a radius of 289.18', and a central angle of 22°20'09", with a chord bearing of N 80°25'15" W, with a chord length of 112.02', thence along said curve an arc length of 112.73'; to the point of a compound curve to the left with a radius of 135.96', and a central angle of 39°31'19", with a chord bearing of S 68°39'01" W, with a chord length of 91.94', thence along said curve an arc length of 93.78'; thence S 48°53'22" W a distance of 123.95' to the point of a curve to the right with a radius of 1000.00', and a central angle of 08°16'46", with a chord bearing of S 53°01'44" W, with a chord length of 144.38', thence along said curve an arc length of 144.50'; thence S 57°10'07" W a distance of 191.10' to the point of a curve to the right with a radius of 1000.00', and a central angle of 01°22'28", with a chord bearing of S 57°51'21" W, with a chord length of 23.99', thence along said curve an arc length of 23.99'; thence S 58°32'35" W a distance of 136.53' to the point of a curve to the left with a radius of 300.00', and a central angle of 06°53'15", with a chord bearing of S 55°05'58" W, with a chord length of 36.04', thence along said curve an arc length of 36.06'; thence S 51°39'20" W a distance of 37.01' to the point of a curve to the right with a radius of 300.00', and a central angle of 05°02'24", with a chord bearing of S 54°10'32" W, with a chord length of 26.38', thence along said curve an arc length of 26.39'; thence S 56°41'44" W a distance of 90.56' to the



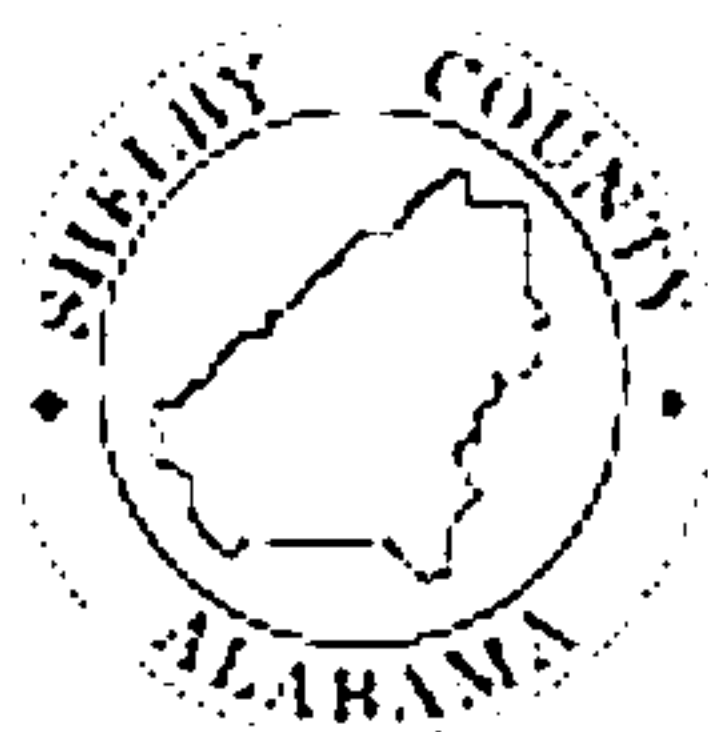
point of a curve to the right with a radius of 840.00', and a central angle of  $10^{\circ}45'06''$ , with a chord bearing of  $S\ 62^{\circ}04'17''$  W, with a chord length of 157.40', thence along said curve an arc length of 157.63' to the point of reverse curve to the left with a radius of 1000.00', and a central angle of  $10^{\circ}40'31''$ , with a chord bearing of  $S\ 62^{\circ}06'35''$  W, with a chord length of 186.05', thence along said curve an arc length of 186.32'; thence  $S\ 56^{\circ}46'19''$  W a distance of 180.20' to the point of a curve to the right with a radius of 290.00', and a central angle of  $21^{\circ}21'29''$ , with a chord bearing of  $S\ 67^{\circ}27'03''$  W, with a chord length of 107.48', thence along said curve an arc length of 108.10'; thence  $78^{\circ}07'48''$  W a distance of 173.86' to the Point of Ending of said easement.

#### Easement 2

Together with and subject to a 30' wide non-exclusive easement for ingress and egress being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 5 West; thence  $N\ 00^{\circ}39'11''$  W a distance of 264.75' to the Point of Beginning, said point being the point of a non tangent curve to the right with a radius of 500.17', and a central angle of  $06^{\circ}24'41''$ , with a chord bearing of  $N\ 65^{\circ}12'49''$  E, with a chord length of 55.94', thence along said curve an arc length of 55.97' to the point of a compound curve to the right with a radius of 500.17', and a central angle of  $14^{\circ}16'44''$ , with a chord bearing of  $N\ 75^{\circ}33'31''$  E, with a chord length of 124.33', thence along said curve an arc length of 124.65' to the point of reverse curve to the left with a radius of 200.00', and a central angle of  $27^{\circ}53'23''$ , with a chord bearing of  $N\ 68^{\circ}45'12''$  E, with a chord length of 96.40', thence along said curve an arc length of 97.35' to the Point of Ending of said easement.

#### Easement 3

Together with and subject to a 30' wide non-exclusive easement for ingress and egress being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 5 West; thence  $N\ 00^{\circ}39'11''$  W a distance of 264.75' to the point of a non tangent curve to the right with a radius of 500.17', and a central angle of  $06^{\circ}24'41''$ , with a chord bearing of  $N\ 65^{\circ}12'49''$  E, with a chord length of 55.94', thence along said curve an arc length of 55.97' to the Point of Beginning; thence  $N\ 34^{\circ}17'22''$  W a distance of 51.20'; thence  $N\ 12^{\circ}17'03''$  W a distance of 27.36' to the Point of Ending of said easement.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/20/2024 11:20:26 AM  
 \$33.00 JOANN  
 20240320000075930

*Allen S. Bayl*