

State of Alabama

County of Jefferson

Partial Release of Mortgage and Assignment of Rents

FOR VALUE RECEIVED, The undersigned, Bryant Bank, as Mortgagee, does hereby release and discharge from the lien and operation of that certain mortgage and assignment of rents executed by McNeill Properties LLC, a Limited Liability Company to Bryant Bank on 9/21/2022 as mortgage recorded in Inst# 20220927000370580 and assignment of rents in Inst# 20220927000370590 recorded on 9/27/2022 in the Probate Office of Shelby County Alabama, to wit:

0.043 Acres on the Excess Land located at 2105 Montgomery Highway, Pelham, AL 35124
(See Legal Description)

It is understood and agreed, however, that this certain mortgage and the lien and the security thereof still remain in full force and affect of all property therein described, except the property herein above especially released from said mortgage.

IN WITNESS WHEREOF, the said Bryant Bank, by Elizabeth Safi its Vice President is authorized to execute this instrument, has hereto set its signature and seal this 12th day of April 2024.

By *Elizabeth Safi*
Its _____

State of Alabama

CORPORATE ACKNOWLEDGEMENT

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth Safi, who is named as Vice President of Bryant Bank, is signed to the foregoing instrument and who is know to me, acknowledged before me on this day, being informed of the contents of the instrument he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2024.

Notary Public *Hollie Rickett Sadberry*

My Commission expires: _____



Prepared by: Connie Parham
Bryant Bank
234 Goodwin Crest Drive #500
Homewood, AL 35209

Exhibit A:

A part of the NE ¼ - NE¼, Section 36, Township 19 South, Range 3 West, Identified as Tract No. 66 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at found Nail marking the South corner of Lot 5 as recorded in Map Book 26, Page 94 in the Office of The Judge of Probate, Shelby County, Alabama, (said point on the East present R/W line of Old Montgomery Highway);

thence run Northwestly along said present R/W line for a distance of 83.04 feet, more or less, to a point on said present R/W line and marking the POINT OF BEGINNING, (said point offset 75.32 feet RT and perpendicular to centerline project);

thence run North 37 degrees 12 minutes 52 seconds West along said present R/W line for a distance of 16.60 feet to a point on the Northeast present R/W taper to SR 261;

thence run North 03 degrees 16 minutes 46 seconds East along said present R/W taper for a distance of 27.12 feet to a point on the South present R/W line of SR-261;

thence run North 67 degrees 53 minutes 54 seconds East along said present R/W line for a distance of 128.99 feet to a point on said present R/W line;

thence run North 69 degrees 24 minutes 55 seconds East along said present R/W line for a distance of 22.58 feet to a point the grantor's Northeast property line;

thence run South 32 degrees 23 minutes 02 seconds East along the grantor's Northeast property line for a distance of 6.90 feet to a point on the acquired R/W line, (said line offset 45.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 2945.00 feet, a delta angle of 02 degrees 39 minutes 13 seconds, a chord bearing of South 66 degrees 39 minutes 29 seconds West, and a chord distance of 136.38 feet, for a distance of 136.39 feet to a point on the acquired R/W line, (said point offset 45.00 feet RT and perpendicular to centerline of project at station 276+50.00);

thence run South 16 degrees 04 minutes 12 seconds West along the acquired R/W line for a distance of 38.41 feet to the POINT OF BEGINNING; said parcel contains 0.043 acre(s) more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2024 01:05:56 PM
 \$26.00 JOANN
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Allen S. Bayl