

After Recording, Return To:

Drapac Capital Partners  
1031 Marietta Street, Suite A  
Atlanta, Georgia 30318

423-235000794

**PARTIAL SATISFACTION OF MORTGAGE**

**AMERIS BANK**, a Georgia banking corporation, current holder of a certain Mortgage executed by **STARS & STRIPES 3V, LLC**, a Delaware limited liability company, dated March 19, 2021, and filed for record on April 01, 2021, as Instrument No: 20210401000163280, in the office of the Probate Judge of Shelby County, Alabama in the original principal amount of Five Million and 00/100 Dollars (\$5,000,000.00), and secured upon the property located in Shelby County, Alabama, 35040, hereby certifies that the Mortgage is, with the indebtedness thereby secured, paid, satisfied, or otherwise discharged with respect to ONLY THE PORTION of the property described as follows:

**See Exhibit "A"**

It is acknowledged and agreed that the release described herein is partial only as to the property described as Exhibit "A" attached hereto. This partial release shall not affect the lien secured by the above-mentioned Mortgage as to the remaining property described in the therein.

*[Signature page follows]*

**IN WITNESS WHEREOF**, Grantor has signed, sealed and delivered this Quitclaim Release Deed as of the date first written above.

Signed, sealed and delivered  
in the presence of:

AMERIS BANK, a Georgia banking corporation

William Redding

Unofficial Witness #1

Print Name: William Redding

By: [Signature] (Seal)

Name: Jeff Buntin

Title: SVP

STATE OF Georgia )

ACKNOWLEDGMENT

COUNTY OF Gwinnett )

On this 17 day of April, 2024, before me personally appeared the within named Jeff Buntin, SVP of AMERIS BANK, a Georgia banking corporation, who acknowledged to me that they executed the foregoing instrument, and who is personally known to me, or who has proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.

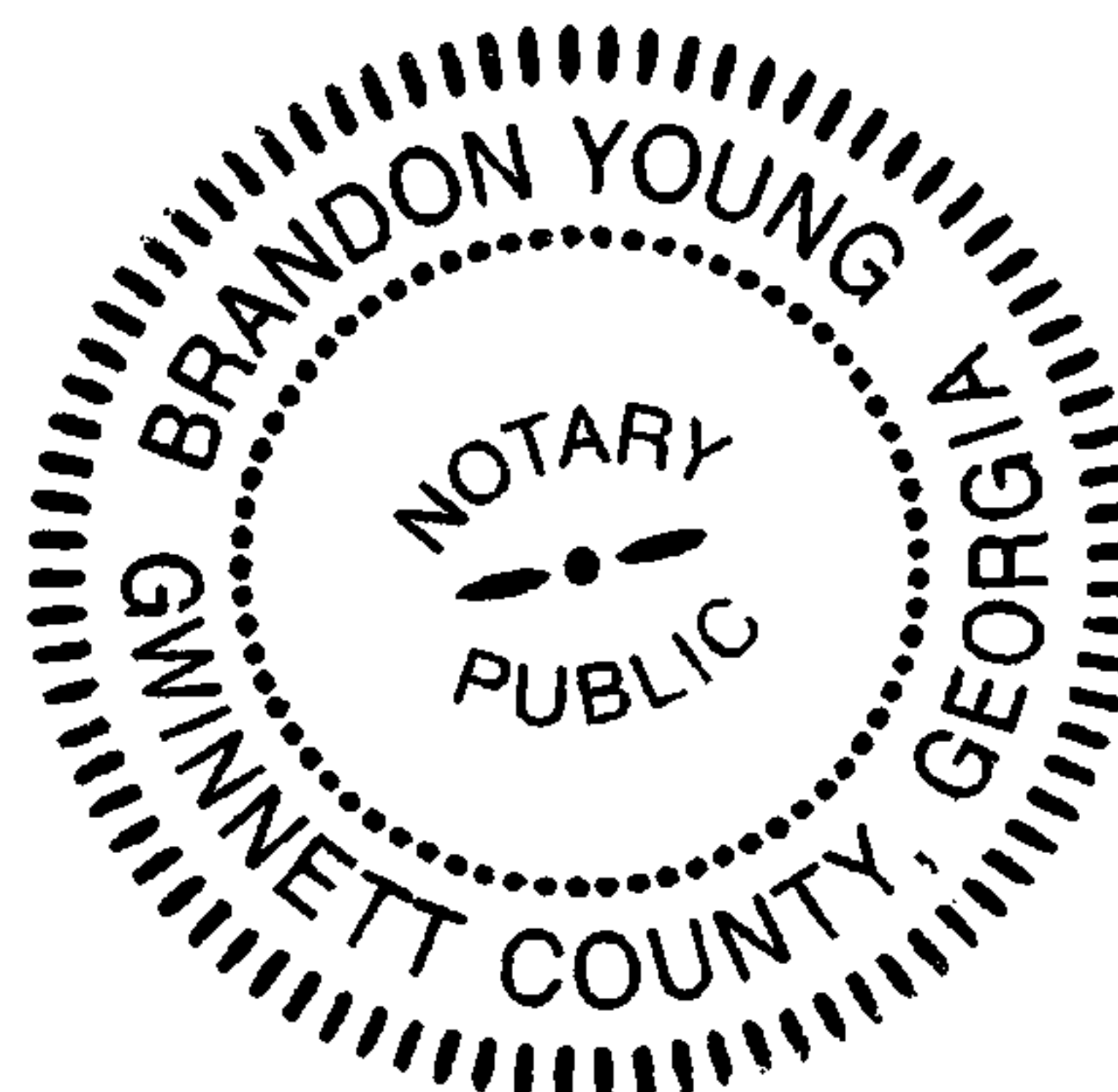
[Signature]

Signature of Notary Public

Printed Name: Brandon Young

Notary Public for Gwinnett County

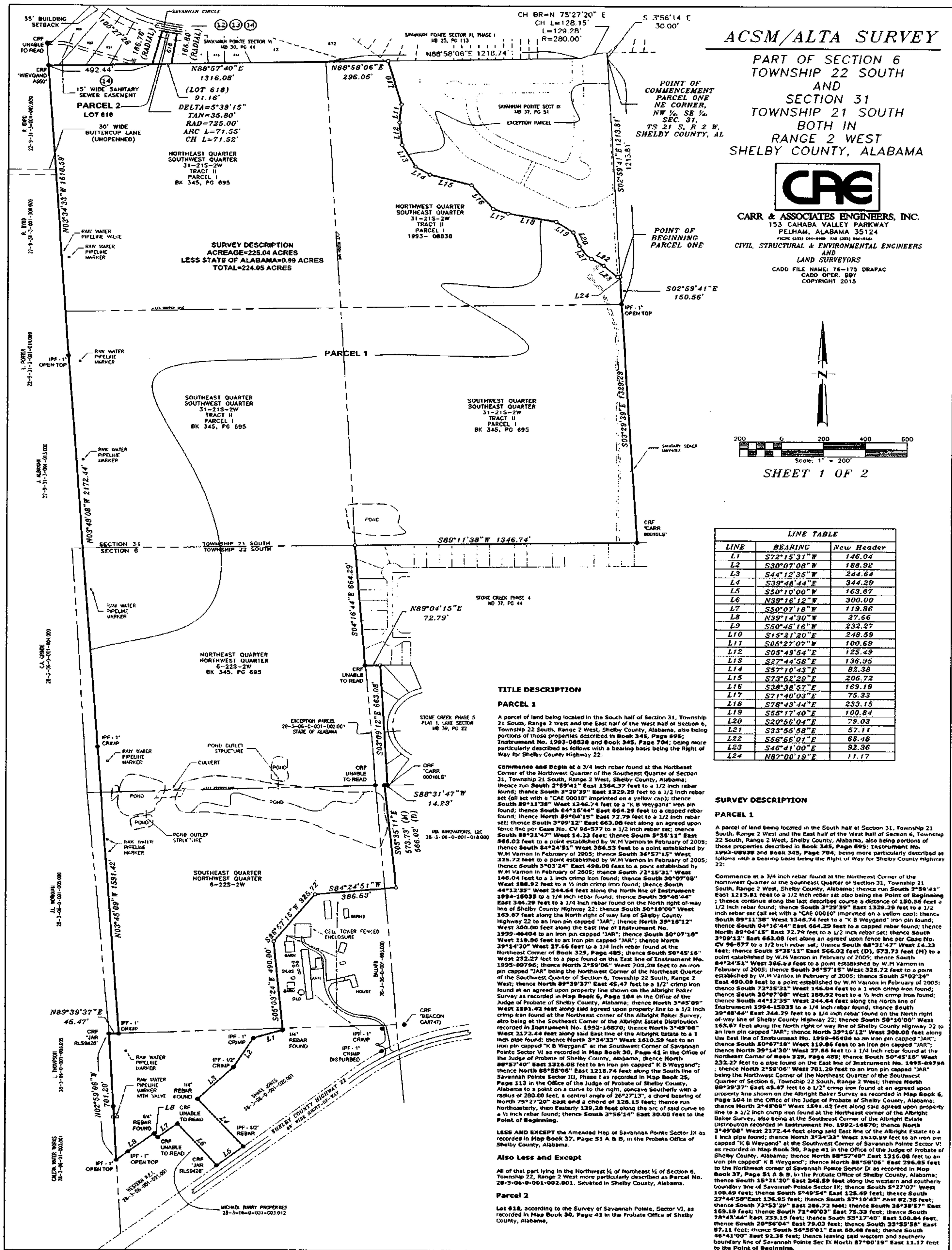
My commission expires: 7-23-2025



**EXHIBIT A****Legal Description**

The Point of commencement begins at Northeast corner of the Northwest 1/4 Southeast 1/4 of Section 3 of the Township 21S Range 2 West of Shelby County, Alabama. Thence proceed South 0°10'47" West for a distance of 1214 feet to a 1/2" rebar; thence proceed South 0°20'21" West for a distance of 151.1 feet to a 1" pipe thence proceed South 0°18'29" East for a distance of 1329.2 feet to a 1/2" capped rebar titled "CARR"; thence proceed North 87°37'39" West for a distance of 1346.7 feet to a 1/2" rebar; thence proceed South 1°5'43" East for a distance of 42.3 feet, this point being the point of beginning; from this point of beginning, proceed South 1°5'42" East for a distance 621.9 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 87°41'6" East for a distance of 72.8 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 0°2'33" West for a distance of 663.2 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 89°47'19" West for a distance of 14.3 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 2°24'37" East for a distance of 566.1 feet to a capped rebar; thence proceed South 87°33'35" West for a distance of 386.6 feet to a capped rebar; thence proceed South 39°20'50" West for a distance of 330.4 feet to a 1/2" rebar; thence proceed South 1°52'2" East for a distance of 490.1 feet to a 1/4" rebar; thence proceed South 74°54'19" West for a distance of 147.3 feet to a 1/4" rebar; thence proceed South 33°20'13" West for a distance of 187.1 feet to a 1/2" crimped top pipe; thence proceed South 47°26'7" West for a distance of 244.9 feet to a 1/2" rebar; thence proceed South 36°39'52" East for a distance of 344.5 feet to a 1/2" rebar; thence proceed South 53°20'59" West for a distance of 163.7 feet along the right-of-way of Highway 22 to a 1/2" rebar; thence proceed North 36°2'51" West for a distance of 299.9 feet to a farmer rebar; thence proceed South 53°20'39" West for a distance of 119.9 feet; thence proceed North 36°25'3" West for a distance of 27.7 feet to a 3/8" rebar; thence proceed South 53°57'35" West for a distance of 232.2 feet to a 1/2" rebar; thence proceed North 0°12'29" East for a distance of 701.4 feet to a capped rebar; thence proceed South 87°8'48" East for a distance of 45.5 feet to a 1/2" rebar; thence proceed North 0°34'20" West for a distance of 1591.3 feet to a 1/2" crimped top pipe; thence proceed North 0°38'30" West for a distance of 190.8 feet; thence proceed North 89°21'30" East for a distance of 43.7 feet; thence proceed North 84°7'49" East for a distance of 205.9 feet; thence proceed North 51°54'47" East for a distance of 48.8 feet; thence proceed South 79°39'48" East for a distance of 207.9 feet; thence proceed South 10°41'59" West for a distance of 19 feet; thence proceed South 78°56'13" East for a distance of 120 feet; thence proceed North 10°19'14" East for a distance of 42 feet; thence proceed North 9°0'4" East for a distance of 32.6 feet; thence proceed North 7°58'31" East for a distance of 25.4 feet; thence proceed North 6°39'21" East for a distance of 49.2 feet; thence proceed North 5°36'56" East for a distance of 9.6 feet; thence proceed North 4°22'51" East for a distance of 60.2 feet; thence proceed North 3°13'54" East for a distance of 4.8 feet; thence proceed North 2°10'11" East for a distance of 55.3 feet; thence proceed North 0°51'1" East for a distance of 19.3 feet; thence proceed North 0°15'15" East for a distance of 14.4 feet; thence proceed North 0°0'0" West for a distance of 419.9 feet; thence proceed North 4°22'4" East for a distance of 53.2 feet; thence proceed North 14°1'40" East for a distance of 41.7 feet; thence proceed North 20°42'45" East for a distance of 23.6 feet; thence proceed North 29°48'32" East for a distance of 65.2 feet; thence proceed North 37°27'5" East for a distance of 9.4 feet; thence proceed North 43°57'15" East for a distance of 56.7 feet; thence proceed North 47°32'47" East for a distance of 70 feet; thence proceed South 85°23'24" East for a distance of 76.4 feet; thence

proceed South  $27^{\circ}58'23''$  East for a distance of 29.7 feet; thence proceed South  $20^{\circ}26'45''$  East for a distance of 132.9 feet; thence proceed North  $75^{\circ}52'58''$  East for a distance of 95.4 feet; from this point begins a curve to the left with a radius of 25 feet for a distance of 40.05 feet and a chord bearing of North  $29^{\circ}59'3''$  East and length of 35.9 feet which is the end of the curve; thence proceed North  $74^{\circ}5'8''$  East for a distance of 50 feet; from this point begins a curve to the right with a radius of 699 feet for a distance of 36.84 feet and a chord bearing of South  $14^{\circ}24'16''$  East and length of 36.8 feet which is the end of the curve; thence proceed North  $77^{\circ}6'19''$  East for a distance of 120 feet; thence proceed South  $11^{\circ}41'57''$  East for a distance of 34.2 feet; thence proceed South  $9^{\circ}18'31''$  East for a distance of 34.2 feet; thence proceed North  $88^{\circ}54'18''$  East for a distance of 62.6 feet, which is the Point of Beginning.



Allie S. Beryl

