



20240607000169690 1/2 \$25.00
 Shelby Cnty Judge of Probate, AL
 06/07/2024 11:00:34 AM FILED/CERT

{SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION}

STATE OF ALABAMA

PARTIAL RELEASE

COUNTY OF SHELBY

PEOPLES INDEPENDENT BANK, for valuable consideration, the receipt whereof is hereby acknowledged, hereby releases the property, situated in the County of Shelby, State of Alabama, described as follows:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, identified as Tract No. 2 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commence at a found 3 inch capped pipe marking the Southeast corner of the Southwest one-quarter of the Southeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run westerly along said quarter-quarter section line for a distance of 1159.08 feet, more or less, to a point on the east acquired R/W line of SR 261, (said line offset 65.00 feet RT and parallel to centerline of project); thence run northeasterly along said acquired R/W line for a distance of 480.11 feet, more or less, to a point on the acquired R/W line, (said point also on the grantor's property line) and marking the POINT OF BEGINNING; thence run North 64 degrees 23 minutes 59 seconds West along the grantor's south property line for a distance of 27.39 feet to a point on the east present R/W line of SR 261; thence run North 25 degrees 58 minutes 24 seconds East along said present R/W line for a distance of 413.62 feet to a point on said present R/W line; thence run North 23 degrees 29 minutes 24 seconds East along said present R/W line for a distance of 197.34 feet to a point on said present R/W line and taper to Bearden Road; thence run North 85 degrees 09 minutes 49 seconds East along said present R/W taper for a distance of 32.32 feet to a point on the east acquired R/W line of SR 261, (said point offset 85.00 feet RT and perpendicular to centerline of project at station 162+75.73); thence run South 22 degrees 41 minutes 23 seconds West along said acquired R/W line for a distance of 302.63 feet to a point on said acquired R/W line, (said point offset 85.00 feet RT and perpendicular to centerline of project at PT station 159+73.10); thence run South 29 degrees 56 minutes 49 seconds West along said acquired R/W line for a distance of 176.17 feet to a point on said acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 158+00.00); thence run along said acquired R/W line and the arc of a curve, said curve being a curve to the right having a radius of 6775.00 feet, a delta angle of 01 degrees 15 minutes 46 seconds, a chord bearing of South 24 degrees 47 minutes 57 seconds West, and a chord length of 149.30 feet for a distance of 149.31 feet to the POINT OF BEGINNING; said parcel contains 0.423 acre(s), more or less.

from the mortgage given on that and other property executed by Alpha Extreme Cheer, LLC, an Alabama limited liability company, to PEOPLES INDEPENDENT BANK, recorded as Instrument Number 20221031000408380, in the Office of the Probate Judge of Shelby County, State of Alabama, given as security for the payment of that note executed by Alpha Extreme Cheer, LLC, and described therein.



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Furthermore, in consideration of such payment, **PEOPLES INDEPENDENT BANK** does hereby remise, release, and forever quitclaim to Alpha Extreme Cheer, LLC, and/or their heirs and assigns, the premises described above, together with all tenements, hereditaments and appurtenances thereto belonging, but it is expressly stipulated and agreed that the mortgage is and shall be in full force, virtue, and effect as against all the property described therein except the parcel herein released.

IN WITNESS WHEREOF, the undersigned has hereto set her signature and seal, this the 3rd day of June, 2024.

PEOPLES INDEPENDENT BANK

By: DonNeeya Adams
Its: Vice President

STATE OF ALABAMA

ACKNOWLEDGMENT

MARSHALL COUNTY

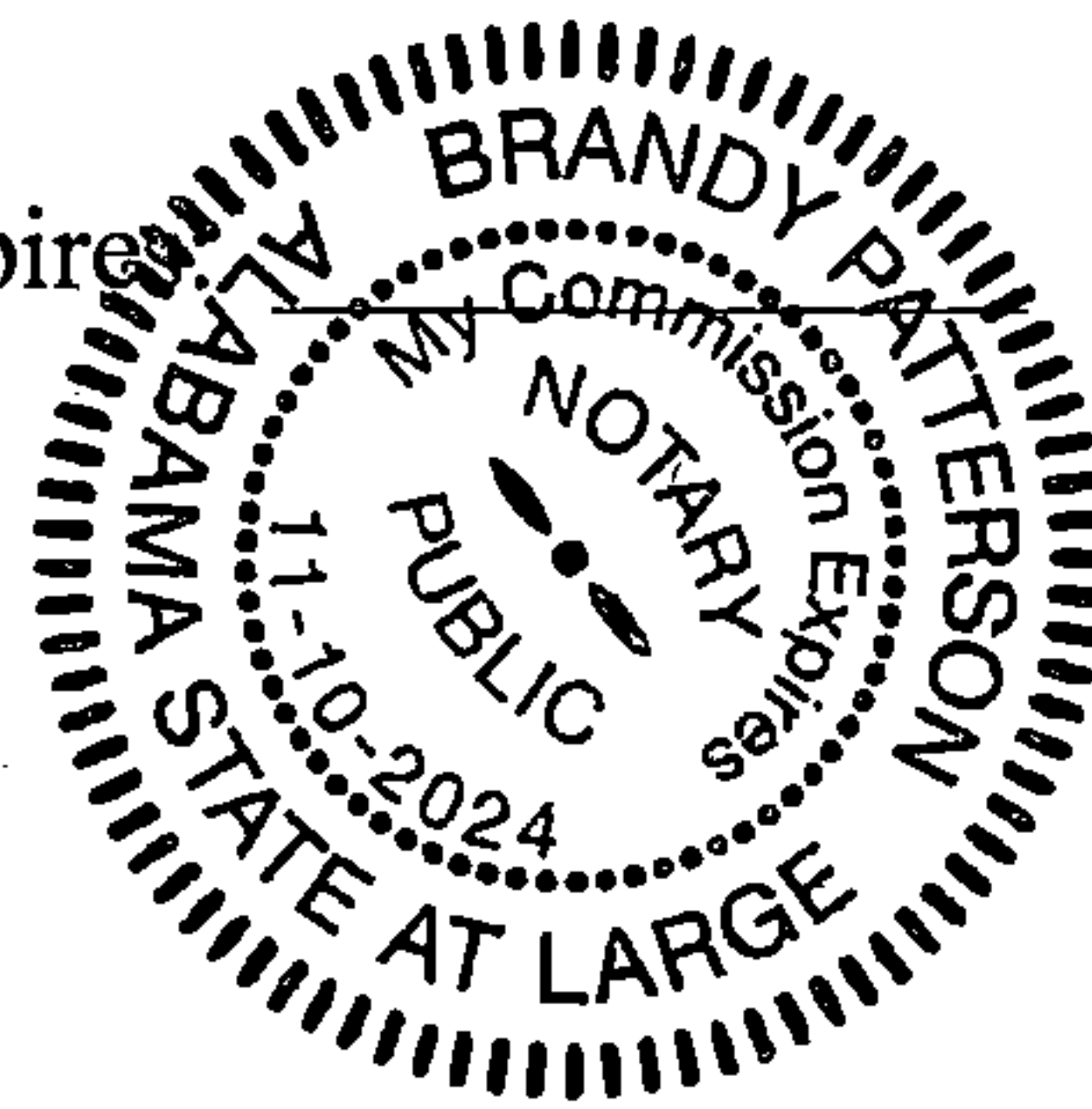
I, the undersigned, a Notary Public in and for said State and County, do hereby certify that DonNeeya Adams whose name as Vice President of Peoples Independent Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal on this the 3rd day of June, 2024.

Brandy Patterson

NOTARY PUBLIC

My Commission Expires



Document Prepared By:
Peoples Independent Bank
DonNeeya Adams
121 Billy Dyar Blvd
Boaz, AL 35957