

This Instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240806000244340 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
08/06/2024 02:50:27 PM FILED/CERT

PARTIAL RELEASE OF PROPERTY FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, RICHARD PHILLIPS, does hereby release the hereinafter described property from the lien of that certain Mortgage, in the amount of \$150,000.00, executed by ELITE ACQUISITIONS, LLC, an Alabama limited liability company, Justin Jones and Kristin Martin, dated 08/05/2023 and recorded on 12/18/2023, in Instrument No. 20231218000361930, in the Probate Office of Shelby County, Alabama (the "Mortgage"); the undersigned does hereby remise, release, all of its right, title and interest of the undersigned in and to the following described property located in SHELBY COUNTY, STATE OF ALABAMA, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal descriptions of Parcels 1 and 2.

Nothing contained in this Release of Property from Lien shall be construed to release from the above described Mortgage any property that is not specifically described above, and such Mortgage shall remain in full force and effect as to all property described therein, less that specific piece of property described above and released hereby.

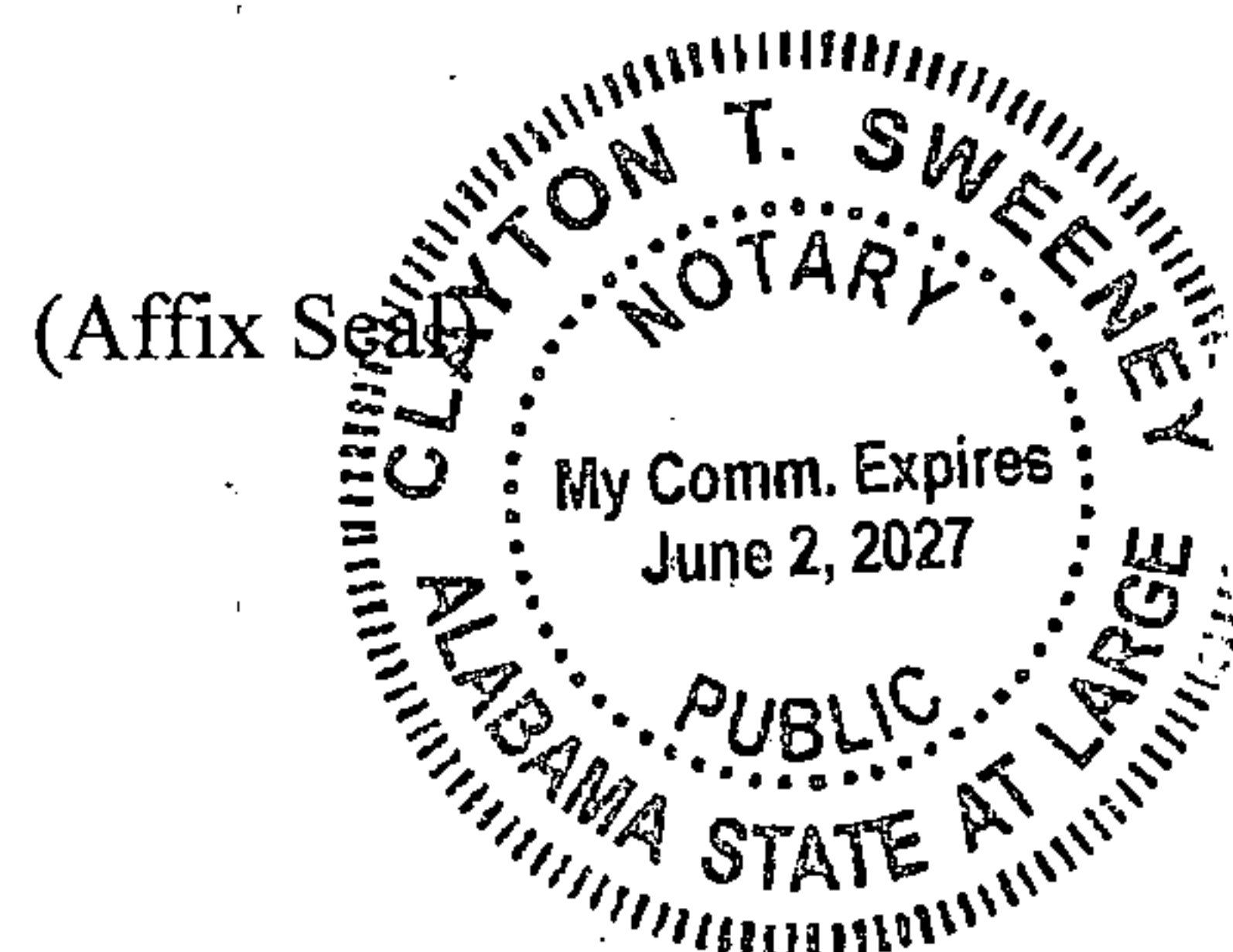
IN WITNESS WHEREOF, the undersigned, Richard Phillips, has caused this instrument to be executed on this 30 day of July, 2024.


Richard Phillips

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, in and for said County in said State, hereby certify that Richard Phillips, whose name 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 the instrument, he, executed the same voluntarily on the day the same bears date

Given under my hand and official seal of office this 30th day of July, 2024.



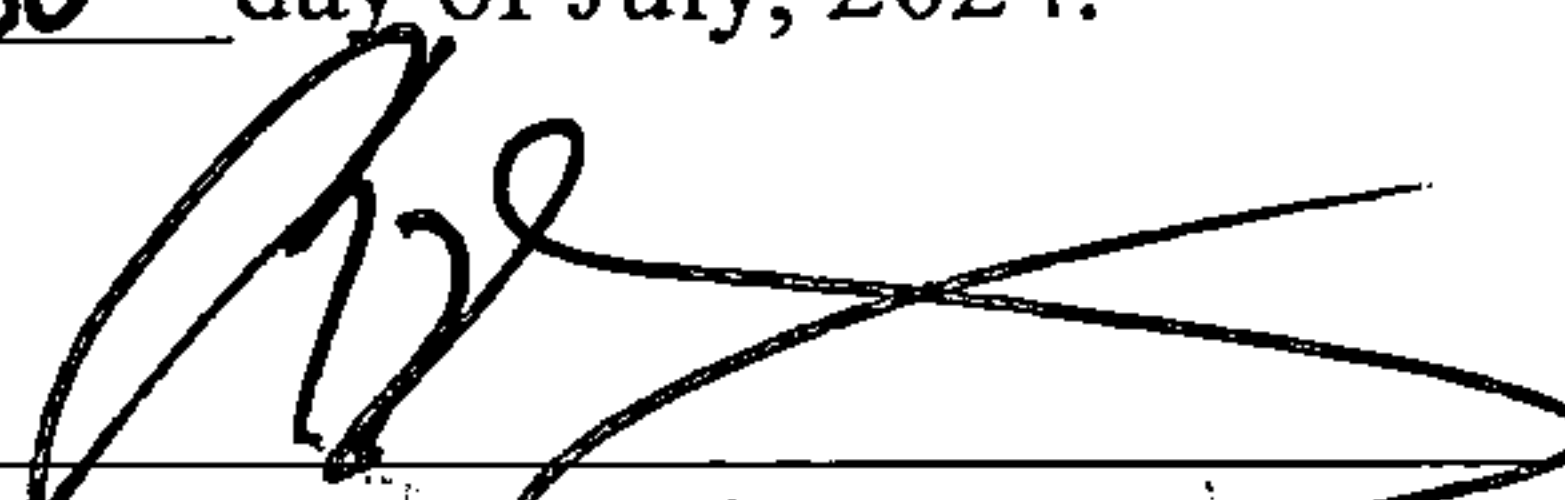

NOTARY PUBLIC
My Commission expires: 6-2-2027

Exhibit "A"

Parcel 1:

09-5-16-0-001-016.000



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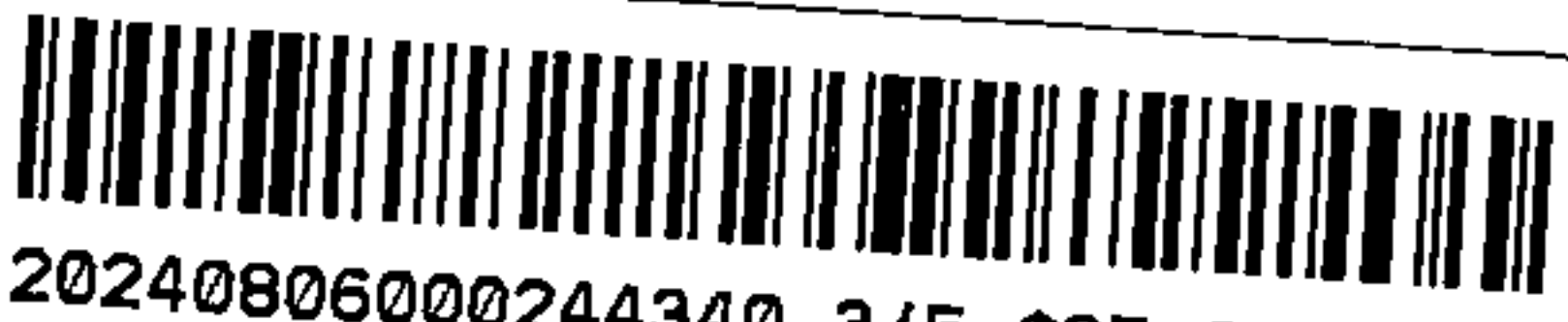
Vested Owner: Elite Acquisitions, LLC, by deed recorded 10/06/2022 in Instrument No. 20221006000381970 in the Office of the Judge of Probate of Shelby County, Alabama.

Legal (Deed):

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and thence run in a Westerly direction for a distance of 168.41 feet to the Point of Beginning of the property here in described; thence continue along last mentioned course for a distance of 168.32 feet to a point; thence turn an interior angle to the right of 193° 28' 12" and run in a Northwesterly direction for a distance of 211.21 feet to a point of being on the Southeastern right of way of Dunnivant Valley Road; thence turn an interior angle to the right of 119° 12' 31" and run in a Southwesterly direction for a distance of 627.56 feet to a point; thence turn an interior angle to the right of 92° 26' 41" and run in a Southeasterly direction for a distance of 233.66 feet to a point; thence turn an interior angle to the right of 95° 04' 02" and run in a Northeasterly direction for a distance of 144.55 feet to a point; thence turn an interior angle to the left of 94° 36' 57" and run in a Southeasterly direction for a distance of 164.69 feet to a point; thence turn an interior angle to the right of 103° 14' 02" and run in a Northeasterly direction for a distance of 373.99 feet to a point; thence turn an interior angle to the right of 145° 15' 51" and run in a Northeasterly direction for a distance of 158.80 feet to a point; thence turn an interior angle to the left of 139° 48' 00" and run in a Northeasterly direction for a distance of 102.41 feet to a point; thence turn an interior angle to the left of 142° 22' 02" and run in an Easterly direction for a distance of 83.93 feet to a point; thence turn an interior angle to the left of 173° 57' 58" and run in a Southeasterly direction for a distance of 63.76 feet to a point; thence turn an interior angle to the left of 154° 10' 00" and run in a Southeasterly direction from a distance of 213.44 feet to a point; thence turn an interior angle to the right of 99° 11' 38" and run in a Northeasterly direction for a distance of 151.92 feet to a point; thence turn an interior angle to the right of 68° 25' 10" and run in a Westerly direction for a distance of 224.80 feet to a point; thence turn an interior angle to the left of 173° 26' 37" and run in a Northwesterly direction for a distance of 81.30 feet to a point; thence to turn an interior angle to the left of 179° 51' 34" and run in a Northwesterly direction for a distance of 116.09 feet to a point; thence turn an interior angle to the left of 150° 12' 00" and run in a Northwesterly direction for a distance of 72.24 feet to a point; thence turn an interior angle to the left of 135° 47' 50" and run in a Northerly direction for a distance of 113.93 feet, to the Point of Beginning.

EXHIBIT A

Property 1:
PARCEL 1:


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Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of $89^{\circ}37'23''$ and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of $118^{\circ}52'40''$ and run in a south easterly direction for a distance of 24.25 feet; thence turn an interior angle to the right of $72^{\circ}40'46''$ thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of $61^{\circ}04'32''$ and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of $119^{\circ}16'40''$ and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of $119^{\circ}12'31''$ and run in a south easterly direction for a distance of 405.75 feet; thence turn an interior angle to the right of $42^{\circ}12'46''$ and run in a north westerly direction a distance of 399.33 feet; thence turn an interior angle to the right of $55^{\circ}17'52''$ and run in a south westerly direction for a distance of 115.35 feet; thence turn an interior angle to the left of $96^{\circ}12'55''$ and run in a north westerly direction for a distance of 47.76 feet; thence turn an interior angle to the left of $118^{\circ}45'30''$ and run in a northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of $153^{\circ}48'57''$ and run in a north westerly direction for a distance of 155.51 feet; thence turn an interior angle to the right of $149^{\circ}58'52''$ and run in a north westerly direction for a distance of 118.57 feet; thence turn an interior angle to the right of $83^{\circ}42'29''$ and run in a south westerly direction for a distance of 107.79 feet back to the point of beginning.

Together with and subject to the following 30" ingress and egress easement:

CL 30' INGRESS/EGRESS EASEMENT:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning; thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of $89^{\circ}37'23''$ and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of $118^{\circ}52'40''$ and run in a south easterly direction fore a distance of 24.25 feet; thence turn an interior angle to the right of $72^{\circ}40'46''$ thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of $61^{\circ}04'32''$ and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of $119^{\circ}16'40''$ and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of $119^{\circ}12'31''$ and run in a south easterly direction for a distance of 70.35 feet; thence turn an interior angle to the right of $80^{\circ}48'22''$ and run in a northeasterly direction for a distance of 66.30 feet; thence turn an interior angle to the right of $167^{\circ}46'05''$ and run in a north easterly direction for a distance of 112.48 feet; thence turn an interior angle to the right of $161^{\circ}53'02''$ and run in a distance of 104.86 feet; thence turn an interior angle to the left of $167^{\circ}24'47''$ and run a distance of 114.52 feet; thence turn an interior angle to the left of $170^{\circ}03'10''$ and run a distance of 47.40 feet; thence turn an interior angle to the left of $158^{\circ}40'31''$ and run a distance of 114.40' feet.

Parcel 2:

09-5-16-0-001-028.000



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Vested Owner: Elite Acquisitions, LLC, by deed recorded 10/06/2022 in Instrument No. 20221006000381960 in the Office of the Judge of Probate of Shelby County, Alabama.

Legal (Deed):

Begin at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run East along the North line of said 1/4-1/4 Section a distance of 162.84 feet; thence turn an angle of 39° 35' 28" to the right and run a distance of 280.44 feet; thence turn an angle of 90°00' 00" to the right and run a distance of 124.80 feet; thence turn an angle of 60° 02' 48" to the right and run a distance of 224.80 feet; thence turn an angle of 06° 33' 23" to the right and run a distance of 81.30 feet to a point on the East line of the NE1/4 of the SW 1/4 of said Section 16; thence continue in the same direction a distance of 116.09 feet to a point on the North Right of Way line of a 30 foot road easement; thence turn an angle of 29° 48' 00" to the right and run along said road easement a distance of 72.24 feet; thence turn an angle of 44° 05' 51" to the right and run a distance of 129.93 feet to a point on the North line of said NE 1/4 of the SW 1/4, Section 16; thence turn an angle of 89° 54' 30" to the right and run a distance of 161.81 feet to the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16 and the Point of Beginning.

Legal (Weygand Survey):

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the Point of Beginning, thence run in a Northerly direction for a distance of 156.09 feet; thence turn an interior angle to the left of 140°24'32" and run in a Northeasterly direction for a distance of 280.44 feet; thence turn an interior angle to the left of 90°00'00" and run in a Southeasterly direction for a distance of 124.80 feet; thence turn an interior angle to the right of 171°37'38" and run in a Southeasterly direction a distance of 151.92 feet; thence turn an interior angle to the left of 79°48'10" and run in a Southwesterly direction for a distance of 213.44 feet; thence turn an interior angle to the right of 154°10'00" and run in a southerly direction for a distance of 63.76 feet; thence turn an interior angle to the right of 173°57'58" and run in a Southerly direction a distance of 83.93 feet; thence turn an interior angle to the right of 142°22'02" and run in a Southeasterly direction for a distance of 102.41 feet; thence turn an interior angle to the right of 139°48'00" and run in a Easterly direction for a distance of 158.80 feet; thence turn an interior angle to the left of 63°53'00" and run in a Southwesterly direction for a distance of 369.96 feet; thence turn an interior angle to the left of 96°12'55" and run in a Northwesterly direction for a distance of 47.76 feet; thence turn



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an interior angle to the left of $118^{\circ}45'30''$ and run in a Northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of $153^{\circ}48'57''$ and run in a Northwesterly direction for a distance of 155.51 feet; thence turn an interior angle to the right of $149^{\circ}58'52''$ and run in a Northwesterly direction for a distance of 118.57 feet; thence turn an interior angle to the right of $83^{\circ}42'29''$ and run in a Southwesterly direction for a distance of 107.79 feet back to the Point of Beginning.