

INSTRUMENT PREPARED BY:
WALLACE/ELLIS
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)

20250115000014450 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/15/2025 11:16:38 AM FILED/CERT

For value received and other good and valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned COLONY BANK, a banking corporation, does hereby release and discharge from the lien of that certain mortgage dated September 13, 2024 executed by CP SPRING RUN, LLC., an Alabama limited liability company and filed for record September 13, 2024 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20240913000285570, to release from the Mortgage the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage, in said mortgage and the note thereby secured shall continue in full force and effect, and the said COLONY BANK shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.

IN WITNESS WHEREOF, the undersigned COLONY BANK, a banking corporation, has caused these presents to be executed by

Justin Truelove
its My Director, duly authorized thereof, on this 9th day of January, 2025.

COLONY BANK

BY:

(Printed Name):

(Title): Managing Director of Healthcare Lending

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 9th day of January, 2025, within my jurisdiction, the within named Justin Truelove who acknowledges that he/she is Managing Dir. of Healthcare Lending COLONY BANK, a banking corporation, and who acknowledges that for and on behalf of Colony Bank and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal, this the 27 day of October, 2025.

Notary Public

My Commission Expires: 10/27/2025

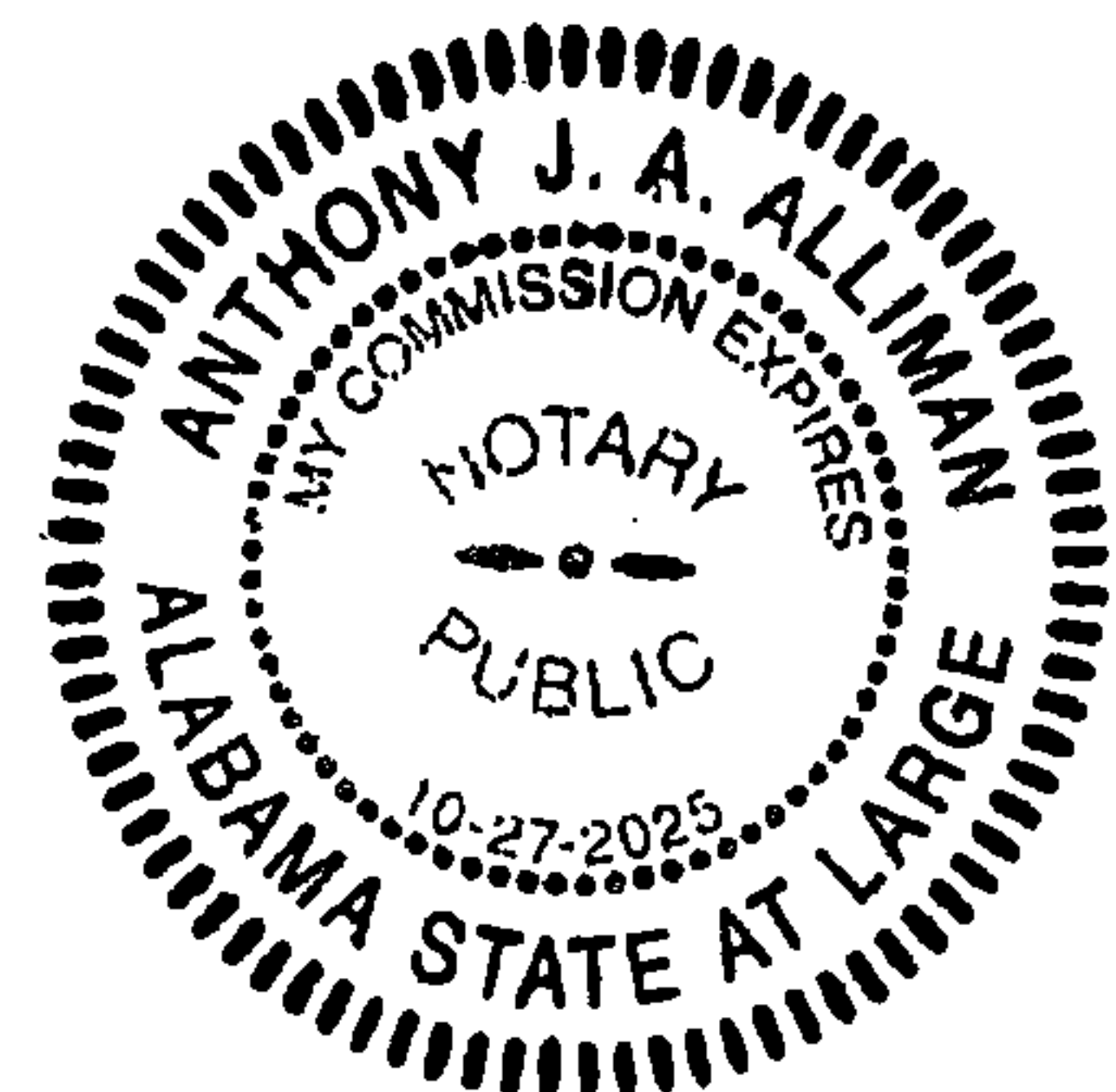


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NE ¼ of SW ¼ and part of the NW ¼ of SE ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 12 on Project No IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Northeast corner of said NE ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West;

thence southerly and along the quarter section line a distance of 1107 feet, more or less to a point on the acquired right-of-way line (said line is between a point offset 55.00 feet left and perpendicular to the project centerline at Station 112+40.00 and a point offset 70.00 feet left and perpendicular to the project centerline at Station 114+00.00) also being the point of beginning;

thence N 52°00'08" E along the acquired right-of-way line, a distance of 3.79 feet to a point on the acquired right-of-way line (said point offset 70.00 feet left and perpendicular to the project centerline at Station 114+00.00);

thence N 57°21'29" E along the acquired right-of-way line a distance of 45.11 feet to a point on the grantor's easterly property line;

thence S 00°29'38" E along the grantor's said property line a distance of 32.44 feet to a point on the present northerly right-of-way line of Valleydale Road;

thence S 57°14'31" W along said present right-of-way line a distance of 278.43 feet to a point on the present Northeast right-of-way taper to Little Valley Court;

thence N 49°57'56" along said present right-of-way taper a distance of 19.43 feet to a point on the present easterly right-of-way line for Little Valley Court;

thence N 00°23'15" W along said present right-of-way line a distance of 34.19 feet to a point on the acquired right-of-way line (said point perpendicular the centerline of Little Valley Court at Station 11+10.00 RT);

thence S 84°58'51" E along the acquired right-of-way line a distance of 48.16 feet to a point on the acquired line (said point offset 60.00 feet left and perpendicular to the project centerline at Station 112+00.00);

thence N 64°28'59" E along the acquired right-of-way line a distance of 40.31 feet to a point on the acquired line (said point offset 55.00 feet left and perpendicular to the project centerline at Station 112+40.00);

thence N 52°00'08" E along the acquired right-of-way line a distance of 156.91 feet to the point and place of beginning, containing 0.152 acre(s), more or less.

Temporary Construction Easement 1 of 1:

Beginning at a point on the acquired right-of-way line and a point on the required easement line (said point offset 57.81 feet left and perpendicular to the project centerline at Station 112+70.00);

thence N 32°38'31" W along the required easement line a distance of 27.19 feet to a point on the required easement line (said point offset 85.00 feet left and perpendicular to the project centerline at Station 112+70.00);

thence N 57°21'29" E along the required easement line a distance of 45.00 feet to a point on the required easement line (said point offset 85.00 feet left and perpendicular to the project centerline at Station 113+15.00);

thence S 32°38'31" E along the required easement line a distance of 22.97 feet to a point on the acquired right-of-way line (said point offset 61.56 feet left and perpendicular to the project centerline at Station 113+15.00);

thence S 52°00'08" W along the acquired right-of-way line a distance of 45.20 feet to the point and place of beginning, containing 0.026 acre(s), more or less.

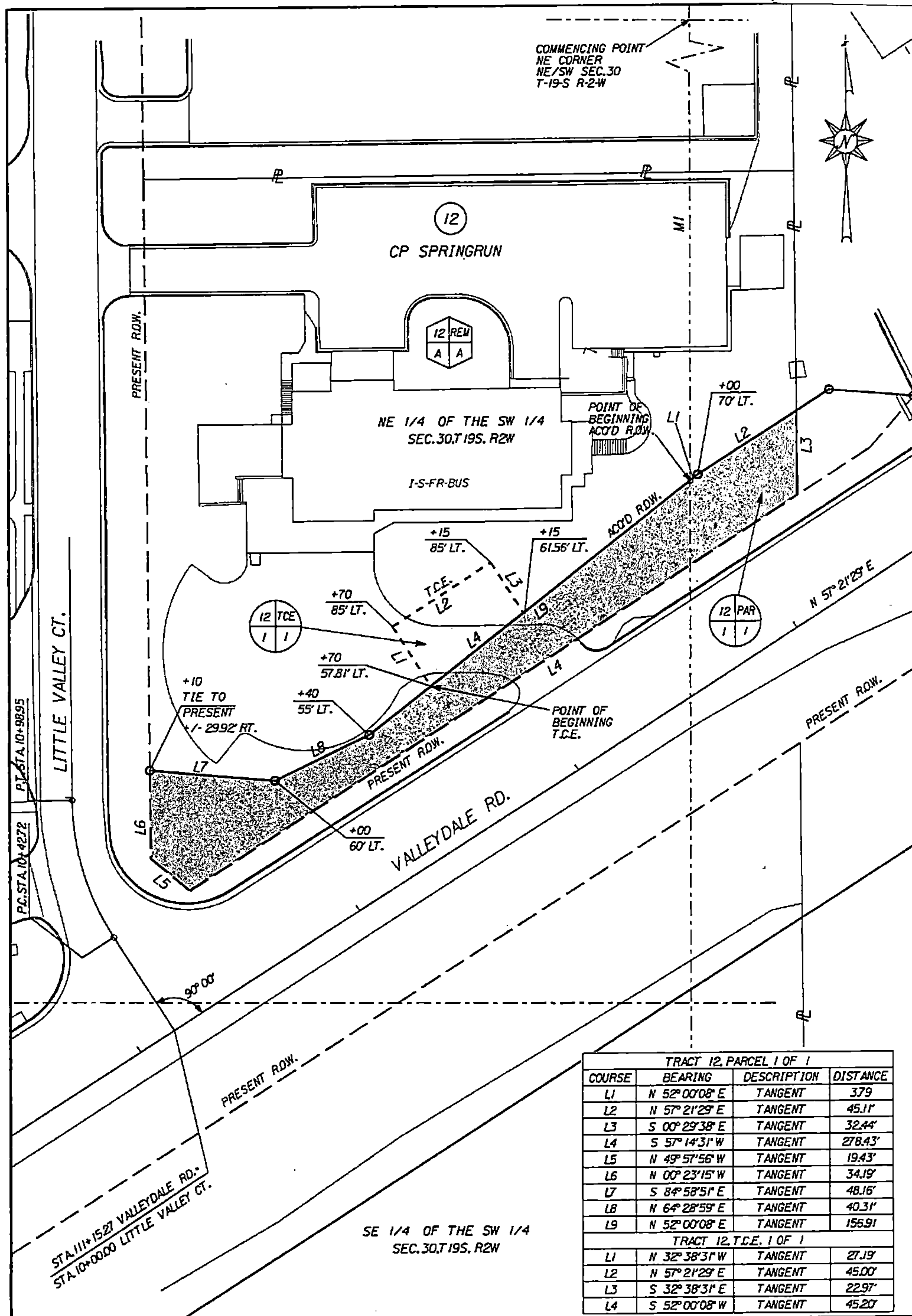
The temporary easements are for a period of 3 years, or until the completion of the highway widening project, whichever is later. It is expressly understood that all rights, title and interest to the above-described temporary construction easements shall revert to the grantor(s) upon completion of said project.



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TRACT : NO. 12		THIS IS NOT A BOUNDARY SURVEY	
GRANTOR : CP SPRINGRUN		PROJECT NUMBER : IMD-STPBH-7112(602)	
		SHELBY COUNTY, ALABAMA	
		CPMS #100046237	
	ACRES	SCALE - 1" = 50'	
TOTAL BEFORE ACREAGE	1.168	DATE: 09-20-2024	
TOTAL ACQUIRED	0.152		
TOTAL REMAINDER	1.016		
TOTAL T.C.E.	0.026		