

This instrument prepared by
Ann W. Todd
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

PARTIAL RELEASE OF MORTGAGE

Dated Date: January 29, 2025

KNOW ALL MEN BY THESE PRESENTS, the undersigned, **REGIONS CAPITAL ADVANTAGE, INC.**, a Tennessee corporation (the “Lender”) is the holder of certain indebtedness issued by **THE PUBLIC PARK AND RECREATION BOARD OF JEFFERSON COUNTY**, a public corporation organized under the laws of the State of Alabama, including particularly Chapter 22 of Title 11 of the Code of Alabama 1975, (the “Issuer”) on behalf of **THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, a nonprofit corporation organized under the laws of the State of Alabama (the “YMCA”) which is secured by, among other things, the following documents:

1. Financing and Lease Agreement dated August 29, 2019 by the Issuer, the YMCA and the Lender (the “Financing Agreement”); and
2. Mortgage, Leasehold Mortgage and Security Agreement dated August 29, 2019 by the Issuer and the YMCA in favor of the Lender and STI Institutional and Government, Inc. and recorded as Instrument 20190906000328850 in the office of the Shelby County Judge of Probate (the “Mortgage”).

By execution of this Partial Release, the Lender does hereby release the real property described in **Exhibit A** attached hereto and incorporated herein by this reference, from the lien of the Financing Agreement and the Mortgage. The foregoing Partial Release shall not otherwise be deemed to alter, diminish, extinguish or satisfy the indebtedness of the Issuer or the YMCA to the Lender.

Except as expressly set forth above, the Financing Agreement, the Mortgage and all other Financing Documents (as defined in the Mortgage) shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal effective as of the above Dated Date.

REGIONS CAPITAL ADVANTAGE, INC.

By Kyle Portwood
Name: Kyle Portwood
Title: VP

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyle Portwood, whose name as the Vice President of **REGIONS CAPITAL ADVANTAGE, INC.**, a Tennessee corporation, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same for and as the act of said national banking association.

Given under my hand and official seal this 29th day of January, 2025.

[AFFIX SEAL]



Penelope M. Freeman
Notary Public

My Commission Expires: 11-09-2027

EXHIBIT A**Legal Description of Property**

As a part of the SW ¼ OF SW ¼, Section 11, Township 21-S, Range 3-W, in Shelby County,
Alabama, Commencing at a POINT located on the NW side of the YMCA parking lot,
Northing 1171521.335, Easting 2173936.524, also known as the beginning of the
proposed trail centerline,

Thence N01°42'27.9"E a distance of 9.000' to a point 9.000' right of centerline of Buck
Creek Trail
at STA 8+38.11, which is the POINT OF BEGINNING,

Thence S88°13'24.5"E a distance of 6.822' along the acquired right-of-way line to a
point 9.000'
right of centerline of Buck Creek Trail at STA 8+44.92,

Thence following the curvature there of an arc distance of 44.169' along the acquired
right-of-way
line (said arc having a chord bearing of N74°22'57.1"W, clockwise direction, a chord
distance of
43.737' and a radius of 91.000') to a point 9.000' right of centerline of Buck Creek Trail
at STA
8+93.46,

Thence S60°28'57.2"E a distance of 64.832' along the acquired right-of-way line to a
point 9.000'
right of centerline of Buck Creek Trail at STA 9+58.29,

Thence following the curvature there of an arc distance of 41.167' along the acquired
right-of-way line (said arc having a chord bearing of N84°41'09.8"W, counterclockwise
direction, a chord distance of 40.144' and a radius of 53.130') to a point 9.000' right of
centerline of Buck Creek Trail at STA 9+92.39,

Thence following the curvature there of an arc distance of 20.404' along the acquired
right-of-way line (said arc having a chord bearing of S88°55'30.9"W, clockwise
direction, a chord distance of 20.121' and a radius of 35.318') to a point 9.000' right of
centerline of Buck Creek Trail at STA 10+18.30,

Thence S72°12'32.8"E a distance of 15.090' to a point 9.000' right of centerline of Buck
Creek Trail
at STA 10+33.39,

Thence following the curvature there of an arc distance of 132.017' along the acquired
right-of-way line (said arc having a chord bearing of N30°38'38.3"W, clockwise

direction, a chord distance of 120.705' and a radius of 91.004') to a point 9.000' right of centerline of Buck Creek Trail at STA 11+78.47,

Thence S10°54'47.5"W a distance of 272.461' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 14+50.93,

Thence following the curvature there of an arc distance of 19.030' along the acquired right-of-way line (said arc having a chord bearing of N44°59'13.4"E, clockwise direction, a chord distance of 17.928' and a radius of 16.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 14+80.66,

Thence S79°03'39.3"W a distance of 67.978' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 15+48.64,

Thence following the curvature there of an arc distance of 33.881' along the acquired right-of-way line (said arc having a chord bearing of N38°37'16.7"E, counterclockwise direction, a chord distance of 31.135' and a radius of 24.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 14+69.82,

Thence N01°49'27.9"W a distance of 68.029' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 16+37.85,

Thence following the curvature there of an arc distance of 77.906' along the acquired right-of-way line (said arc having a chord bearing of N43°09'17.4"W, counterclockwise direction, a chord distance of 71.323' and a radius of 54.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 17+02.73,

Thence N84°26'24.2"W a distance of 63.818' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 17+66.55,

Thence following the curvature there of an arc distance of 67.917' along the acquired right-of-way line (said arc having a chord bearing of N58°50'20.4"W, clockwise direction, a chord distance of 65.680' and a radius of 76.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 18+42.51,

Thence N33°14'26.7"W a distance of 50.145' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 18+92.65,

Thence following the curvature there of an arc distance of 19.070' along the acquired right-of-way line (said arc having a chord bearing of N42°29'02.5"W, counterclockwise direction, a chord distance of 18.985' and a radius of 58.868') to a point 9.000' right of centerline of Buck Creek Trail at STA 19+08.80,

Thence N51°44'59.6"W a distance of 46.301' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 19+55.11,

Thence following the curvature there of an arc distance of 17.152' along the acquired right-of-way line (said arc having a chord bearing of N46°20'59.1"W, clockwise direction, a chord distance of 17.127' and a radius of 90.924') to a point 9.000' right of centerline of Buck Creek Trail at STA 19+73.96,

Thence N40°57'08.8"W a distance of 112.590' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 20+85.89,

Thence following the curvature there of an arc distance of 90.210' along the acquired right-of-way line (said arc having a chord bearing of N27°25'10.4"W, clockwise direction, a chord distance of 89.374' and a radius of 191.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 21+80.35,

Thence N13°53'20.8"W a distance of 112.590' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 22+55.98,

Thence following the curvature there of an arc distance of 24.842' along the acquired right-of-way line (said arc having a chord bearing of N11°26'36.5"W, clockwise direction, a chord distance of 24.835' and a radius of 291.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 22+81.59,

Thence S08°59'52.2"E a distance of 270.802' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 25+52.39,

Thence following the curvature there of an arc distance of 60.555' along the acquired right-of-way line (said arc having a chord bearing of N19°26'28.4"E, clockwise direction, a chord distance of 58.099' and a radius of 61.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 26+21.88, which ties to the present property line,

Thence N89°59'46"E a distance of 23.849' along the present property line to a point 9.000' left of centerline of Buck Creek Trail at STA 26+06.07,

Thence following the curvature there of an arc distance of 60.582' along the acquired right-of-way line (said arc having a chord bearing of S12°58'16.2"W, counterclockwise direction, a chord distance of 59.109' and a radius of 79.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 25+52.39,

Thence S08°59'52.2"E a distance of 270.802' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 22+81.59,

Thence following the curvature there of an arc distance of 26.379' along the acquired right-of-way line (said arc having a chord bearing of S11°26'36.5"E, counterclockwise direction, a chord distance of 26.371' and a radius of 309.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 22+55.98,

Thence N13°53'20.8"W a distance of 75.633' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 21+80.35,

Thence following the curvature there of an arc distance of 98.711' along the acquired right-of-way line (said arc having a chord bearing of S27°25'10.4"E, counterclockwise direction, a chord distance of 97.796' and a radius of 209.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 20+85.89,

Thence N40°57'00.1"W a distance of 111.933' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 19+73.96,

Thence following the curvature there of an arc distance of 20.547' along the acquired right-of-way line (said arc having a chord bearing of S46°20'59.2"E, counterclockwise direction, a chord distance of 20.516' and a radius of 108.924') to a point 9.000' left of centerline of Buck Creek Trail at STA 19+55.11,

Thence N51°44'59.6"W a distance of 46.301' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 19+08.80,

Thence following the curvature there of an arc distance of 13.239' along the acquired right-of-way line (said arc having a chord bearing of S42°28'52.7"E, clockwise direction, a chord distance of 13.187' and a radius of 40.868') to a point 9.000' left of centerline of Buck Creek Trail at STA 18+92.65,

Thence N33°14'26.7"W a distance of 50.145' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 18+42.51,

Thence following the curvature there of an arc distance of 84.003' along the acquired right-of-way line (said arc having a chord bearing of S58°50'20.4"E, counterclockwise direction, a chord distance of 81.235' and a radius of 94.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 18+92.65,

Thence N84°26'24.2"W a distance of 63.818' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 17+02.73,

Thence following the curvature there of an arc distance of 51.909' along the acquired right-of-way line (said arc having a chord bearing of S43°07'56"E, clockwise direction, a chord distance of 47.528' and a radius of 36.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 16+37.85,

Thence S01°49'27.9"E a distance of 63.818' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 15+69.82,

Thence following the curvature there of an arc distance of 8.470' along the acquired right-of-way line (said arc having a chord bearing of S38°24'42.3"W, clockwise direction, a chord distance of 7.770' and a radius of 6.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 15+48.64,

Thence S79°03'39.3"W a distance of 67.978' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 14+80.66,

Thence following the curvature there of an arc distance of 40.440' along the acquired right-of-way line (said arc having a chord bearing of S44°59'13.4"W, counterclockwise direction, a chord distance of 38.098' and a radius of 34.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 14+50.93,

Thence S10°54'47.5"W a distance of 272.461' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 11+78.47,

Thence following the curvature there of an arc distance of 158.136' along the acquired right-of-way line (said arc having a chord bearing of S30°38'53.3"E, counterclockwise direction, a chord distance of 144.628' and a radius of 109.004') to a point 9.000' left of centerline of Buck Creek Trail at STA 10+33.39,

Thence S72°12'32.8"E a distance of 15.090' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 10+18.30,

Thence following the curvature there of an arc distance of 31.523' along the acquired right-of-way line (said arc having a chord bearing of N89°18'57.5"E, counterclockwise direction, a chord distance of 31.066' and a radius of 53.306') to a point 9.000' left of centerline of Buck Creek Trail at STA 9+58.29,

Thence following the curvature there of an arc distance of 26.368' along the acquired right-of-way line (said arc having a chord bearing of S85°00'47.6"E, clockwise direction, a chord distance of 25.754' and a radius of 35.145') to a point 9.000' left of centerline of Buck Creek Trail at STA 9+58.29,

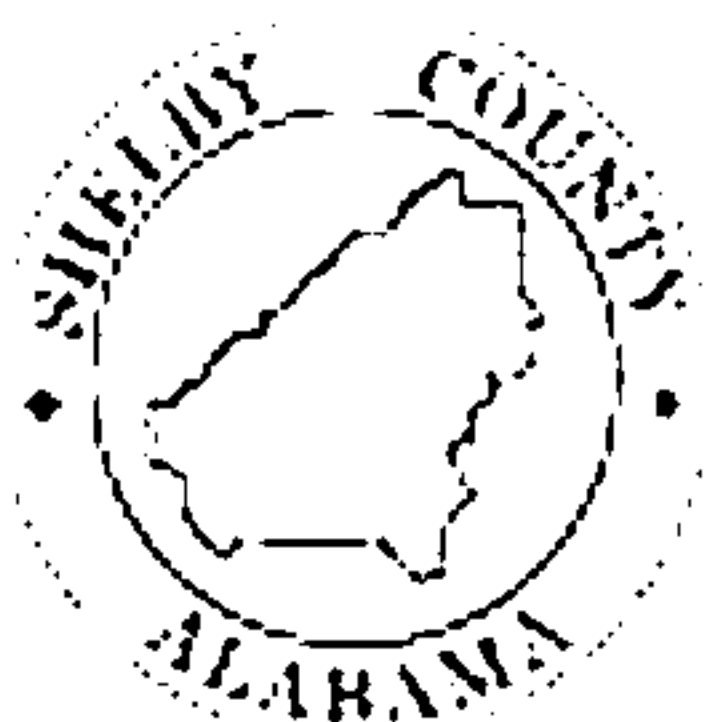
Thence S60°28'57.2"E a distance of 64.832' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 8+93.46,

Thence following the curvature there of an arc distance of 52.905' along the acquired right-of-way line (said arc having a chord bearing of S74°23'14.6"E, counterclockwise direction, a chord distance of 52.388' and a radius of 109.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 8+44.92,

Thence S88°17'31.4"E a distance of 6.801' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 8+38.11,

Thence N01°46'35.5"E a distance of 18.000' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 8+38.11, and POINT OF BEGINNING

The above-described parcel contains \pm 0.733 acres (31,929.48 sq ft).



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/29/2025 01:56:34 PM
 \$40.00 JOANN
 20250129000027580

Allen S. Bayl