

**AFTER RECORDING, RETURN TO:**

Hartman Simons & Wood LLP  
Attn: Jeremy D. Cohen, Esq.  
400 Interstate North Parkway SE, Suite 600  
Atlanta, Georgia 30339  
#010295.037926

**CROSS REFERENCE:**

Instrument No. 20230228000055200  
Instrument No. 20230315000071470  
Probate Office of Shelby County, AL

**PARTIAL RELEASE OF MORTGAGE**

**THIS PARTIAL RELEASE OF MORTGAGE** is made this 26<sup>th</sup> day of February, 2025, between **CB&S BANK**, an Alabama banking corporation ("Grantor") and **API HIGHWAY 31, LLC**, a Delaware limited liability company ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are being hereby acknowledged by Grantor, has released, remised and quit claimed, and by these presents does hereby remise, release, and forever quit-claim unto Grantee all right, title, interest, claim or demand which the said Grantor has, or may have had, in and to all that tract or parcel of land as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property"), together with all the rights, members and appurtenances to the said Property in anywise appertaining or belonging.

**THE PURPOSE** of the within conveyance is to release the Property from the lien, operation and effect of that certain Mortgage from API Highway 31, LLC, a Delaware limited liability company to CB&S Bank, dated February 23, 2023, recorded February 28, 2023 as Instrument No. 20230228000055200, in the Probate Office of Shelby County, Alabama, as re-recorded on March 15, 2023 as Instrument No. 20230315000071470, aforesaid records.

**TO HAVE AND TO HOLD** the Property and its rights, members and appurtenances unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming by and through or under Grantor, shall at any time claim or demand any right, title or interest to the aforesaid Property or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this Partial Release the day and year first above written.

CB&S BANK, an Alabama banking corporation

By: [Signature]  
Name: C. Scott Killman  
Title: SVP

(bank seal)

STATE OF Alabama  
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Scott Killman, whose name as the SVP of CB&S Bank, an Alabama banking corporation, 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 or she, as applicable, as such officer and with full authority, executed the same voluntarily for and as the act of said bank and for and on behalf of said bank on the day the same bears date.

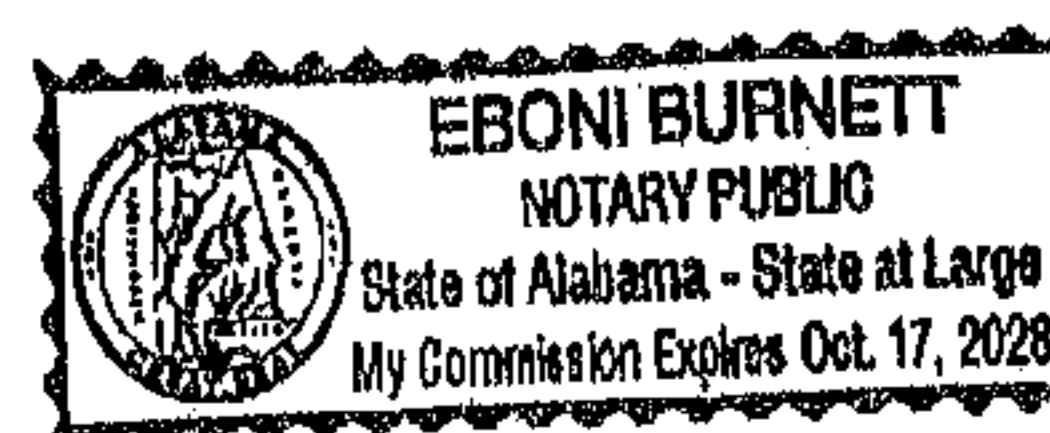
GIVEN under my hand and official seal this 26<sup>TH</sup> day of February, 2025.

[Signature]  
Notary Public

My commission expires:

October 17, 2028

[notarial seal]



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

A PART OF LOT 1, ACCORDING TO THE SURVEY OF THE SHOPPES AT DISTRICT 31, AS RECORDED IN MAP BOOK 60, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE, 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 902.34 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65; THENCE RUN ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES SOUTH 28°29'34" WEST FOR 314.30 FEET; RUN NORTH 79°34'07" WEST FOR 108.34 FEET; SOUTH 29 DEGREES 14 MINUTES 19 SECONDS WEST FOR 926.07 FEET; SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET; SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.69 FEET; SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST FOR 482.40 FEET; SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR 99.26 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES 27 SECONDS WEST FOR 419.69 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET; THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 458.52 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31; THENCE RUN NORTH 45°02'41" WEST ALONG SAID RIGHT OF WAY LINE FOR 194.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°02'41" WEST ALONG SAID RIGHT OF WAY LINE FOR 373.11; THENCE RUN NORTH 44°22'35" WEST ALONG SAID RIGHT OF WAY LINE FOR 390.77 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 01°14'57" EAST FOR 108.40 FEET; THENCE RUN SOUTH 88°45'03" EAST FOR 80.25 FEET; THENCE RUN SOUTH 79°00'15" EAST FOR 40.87 FEET; THENCE RUN NORTH 90°00'00" EAST FOR 28.53 FEET; THENCE RUN NORTH 00°00'00" WEST FOR 6.30 FEET; THENCE RUN SOUTH 88°45'03" EAST FOR 121.25 FEET; THENCE RUN SOUTH 00°15'49" EAST FOR 151.41 FEET; THENCE RUN NORTH 89°52'13" EAST FOR 73.26 FEET; THENCE RUN NORTH 44°39'01" EAST FOR 79.59 FEET; THENCE RUN SOUTH 45°20'59" EAST FOR 483.10 FEET ; THENCE RUN SOUTH 44°39'01" WEST FOR 296.99 FEET TO THE POINT OF BEGINNING.

ACCORDING TO THE SURVEY OF JEFF D. ARRINGTON, PLS #18664, DATED FEBRUARY 7, 2025, LAST REVISED FEBRUARY 14, 2025.

THE ABOVE PROPERTY BEING PORTION OF THE SAME PROPERTY CONVEYED TO GRANTOR IN THOSE CERTAIN DEEDS RECORDED AS INSTRUMENT NOS. 20230227000052190, 202330228000054740, 20230227000052710, 20230228000054190, 20230228000054200, 20230228000054970, 20230228000053910, 20230228000054020, 20230228000054040, 20230228000054030, 20230228000054050, 20230306000061020, 20230228000054360, 220230228000054680, 20230228000054770, 20230420000114520,

20230503000131080 AND 20230922000284750.

APNs: 23-1-01-3-001-029.000, 23-1-01-3-001-012.001, 23-1-01-3-001-026.000, 23-1-01-3-001-024.000, 23-1-01-3-001-022.000, 23-1-01-3-001-018.000, 23-1-01-3-001-017.000, 23-1-01-3-001-015.00, 23-1-01-3-001-020.00, 23-1-01-3-001-020.002, 23-1-01-3-001-021.000, and 23-1-01-3-001-016.000.

NEW APN TO BE ASSIGNED: 23-1-01-3-01-012.001.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/03/2025 01:26:32 PM**  
**\$32.00 JOANN**  
**20250303000062760**

*Allen S. Bayl*