

Tax Parcel Identification Number: 22 4 20 0 000 020.002

After recording, please return to:
Brian J. Levy, Esq.
Morris, Manning & Martin, L.L.P.
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326

Cross-reference to instrument recorded at:
Instrument No. 20211230000614980,
Instrument No. 20211230000614990,
Instrument No. 20211230000615000,
Instrument No. 20240821000261800,
Shelby County, Alabama real estate records.

QUITCLAIM DEED OF RELEASE

THIS INDENTURE, made this 31st day of July, 2025, by and among **UNITED COMMUNITY BANK**, a South Carolina state-chartered bank, with a mailing address of 1001 Polk Street, Marietta, Georgia 30064 (hereinafter referred to as "Grantor") and **RICKY W. STEWART**, an individual resident of the State of Georgia, with a mailing address of 160 Pebble Beach Drive, Fayetteville, Georgia 30215 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

Grantor, for the sole purpose hereinafter set forth and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed, and forever quitclaimed, and by these presents does remise, release, convey, and forever quitclaim, unto Grantee the following:

ALL THOSE TRACTS OR PARCELS OF LAND being more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

The purpose for which this Quitclaim Deed of Release is given is to fully release, discharge, and satisfy unto the record owner thereof the Property existing under and by virtue of that certain Mortgage and Security Agreement from Grantee to Grantor, in the principal amount of \$900,000.00, dated December 28, 2021, and recorded on December 30, 2021, as Instrument No. 20211230000614980, Shelby County, Alabama real estate records, that certain Assignment of Rents and Leases, dated December 28, 2021, and recorded on December 30, 2021, as Instrument No. 20211230000614990, aforesaid records, and that certain Cross-Collateralization and Cross-Default Agreement dated July 30, 2024, and recorded on August 21, 2024 as Instrument No. 20240821000261800, aforesaid records and that certain UCC-1 Financing Statement recorded on August 21, 2024 as Instrument No. 20240821000261800, aforesaid records.

TO HAVE AND TO HOLD the Property in order that neither Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to the Property or any of the rights, members, and appurtenances thereof.

IN WITNESS WHEREOF, Grantor signs this Quitclaim Deed of Release under seal as of the day and year first above written.

Signed, sealed and delivered in
the presence of:

UNITED COMMUNITY BANK, a Georgia
banking corporation

Unofficial Witness

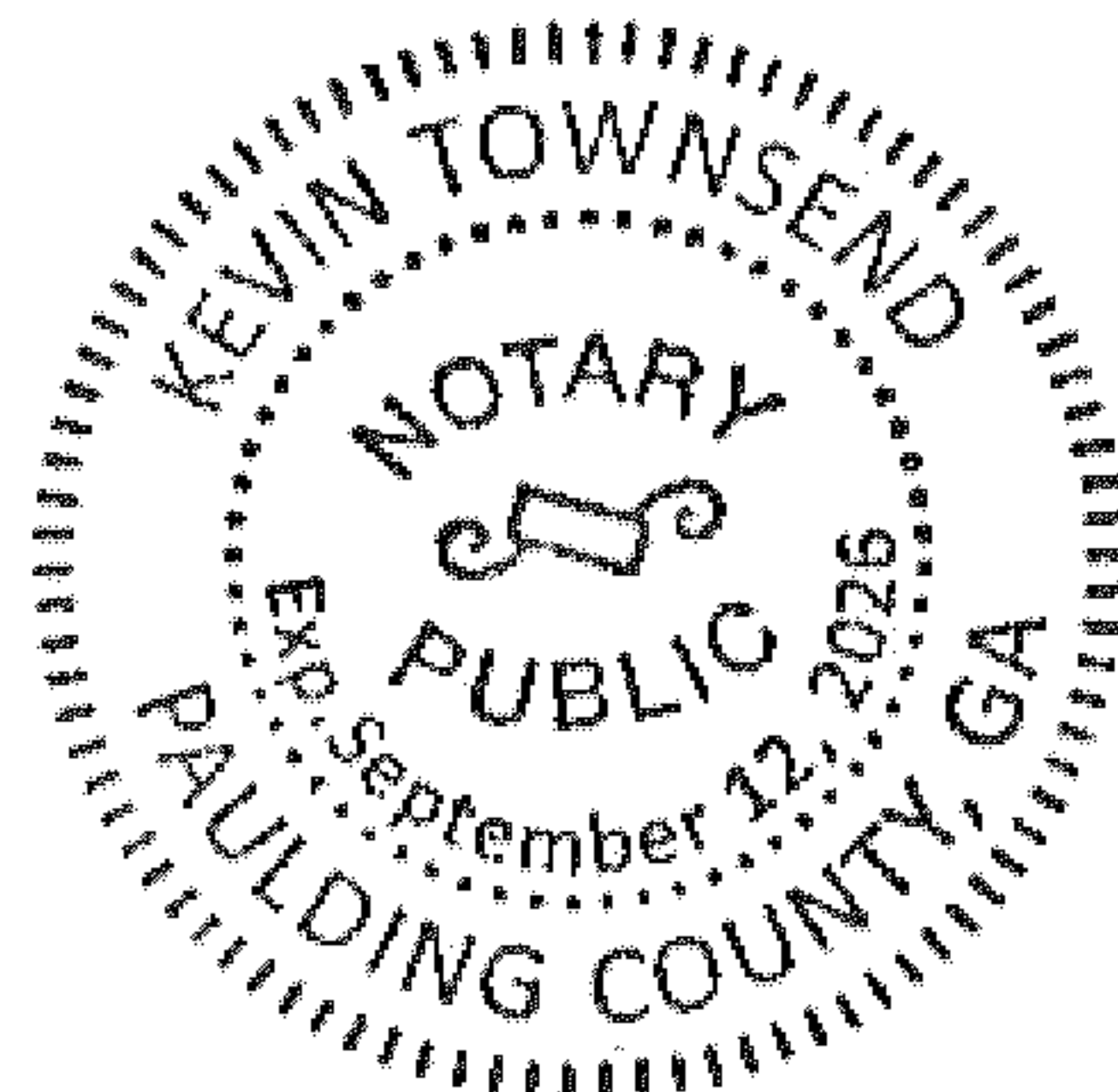
Kevin Townsend

Notary Public

My Commission Expires:

9-12-2026

(NOTARIAL SEAL)



By: *J. Brett Brown* (SEAL)

Name: Brett Brown

Its: Senior Vice President



EXHIBIT A
Legal Description

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows: Begin at the Southeast corner of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence in a Westerly direction along Southerly line of said quarter-quarter section line, a distance of 368.22 feet; thence 90 degrees right, in a Northerly direction a distance of 300.00 feet; thence 90 degrees right, in an Easterly direction a distance of 600.00 feet to a point in the Southwesterly right of way line of U.S. Highway 31 South; thence 64 degrees 41 minutes 38 seconds right, in a Southeasterly direction along said right of way line a distance of 279.09 feet to the point of beginning of a curve to the left, having a radius of 2914.93 feet, and a central angle of 1 degree 02 minutes 29 seconds; thence in a Southeasterly direction along said curve and right of way line a distance of 52.98 feet to a point in the Southerly line of said Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence 116 degrees 20 minutes 41 seconds right from tangent to said curve in a Westerly direction a distance of 374.16 feet to the point of beginning.

Also described as

A parcel of land situated in the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southeast Corner of the Northwest $\frac{1}{4}$ the Southeast $\frac{1}{4}$ of above said Section, Township and Range, said point being the point of beginning; thence North 90 degrees 00 minutes 00 seconds West, a distance of 368.22 feet; thence North 00 degrees 00 minutes 19 seconds West, a distance of 149.95 feet; thence continue northerly along said line, a distance of 149.87 feet; thence 89 degrees 58 minutes 54 seconds East, a distance of 600.12 feet to a point on the Westerly right of way line of U.S. Highway #31, 100 feet right of way; thence South 25 degrees 25 minutes 39 seconds East and along said right of way line, a distance of 166.49 feet; thence S 25 degrees 19 minutes 32 seconds East and along said right of way line, a distance of 112.64 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 9,667.76 feet, a central angle of 00 degrees 18 minutes 49 seconds, subtended by a chord which bears South 25 degrees 19 minutes 32 seconds East, and a chord distance of 52.92 feet; thence along the arc of said curve and said right of way line, a distance of 52.92 feet; thence North 90 degrees 00 minutes 00 seconds West and leaving said right of way line, a distance of 374.18 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2025 12:19:38 PM
\$28.00 KELSEY
20250811000244800

Allen S. Bayl