



20251126000363400 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/26/2025 09:46:23 AM FILED/CERT

This document prepared by  
and after recording return to:  
TARA JOHNSON  
PNC Bank, National Association  
6750 Miller Road  
Mail Stop: BR-YB58-01-M  
Brecksville, OH 44141  
Tracking #: 17646480

17646480

## Partial Release from Open-End Mortgage and Assignment of Rents and Leases



STATE of ALABAMA  
COUNTY of SHELBY

**From:** NICOLAS BROWN, DMD REAL ESTATE HOLDINGS, LLC, an Alabama  
limited liability company

**Mortgagor**

**To:** PNC Bank, National Association, a national banking association

**Mortgagee**

**Mortgage Dated:** 10/09/2015

**Mortgage Recorded:** 10/12/2015

**In Mortgage Book** N/A, **Page** N/A

**as Instrument No.:** 20151012000356610

**in the Probate Office of** SHELBY County, Alabama

**Debt:** \$

**Property Address:**

**Parcel #:**

**WHEREAS**, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto PNC BANK, NATIONAL ASSOCIATION, its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the “Mortgagee”), the premises more particularly described in said Mortgage (the “Mortgaged Premises”), to secure the payment of that certain debt or principal sum identified above, together with interest and the other Obligations set forth in said Mortgage;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage the premises described in Exhibit "A" attached hereto and made part hereof, which premises constitute a portion, but not all of, the Mortgaged Premises;

NOW, THEREFORE, the Mortgagee, in consideration of the premises and the sum of ONE HUNDRED DOLLARS (\$100.00) lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, all that certain lot or piece of ground described in Exhibit "A" attached hereto, together with the buildings and improvements thereon erected.

TO HOLD THE SAME, with the appurtenances, unto the Mortgagor, its heirs, executors, administrators, successors and assigns, forever freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof.

PROVIDED, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the Mortgage on any remaining part of the Mortgaged Premises, or the remedies at law for recovering against the Mortgagor, and its heirs, executors, administrators, successors and assigns, for the Obligations secured by the Mortgage.

WITNESS the due execution hereof this 24TH day of NOVEMBER, 2025.

WITNESS / ATTEST:

[Signature]

Print Name: HOWARD JENKINS

PNC BANK, NATIONAL ASSOCIATION

By: [Signature]

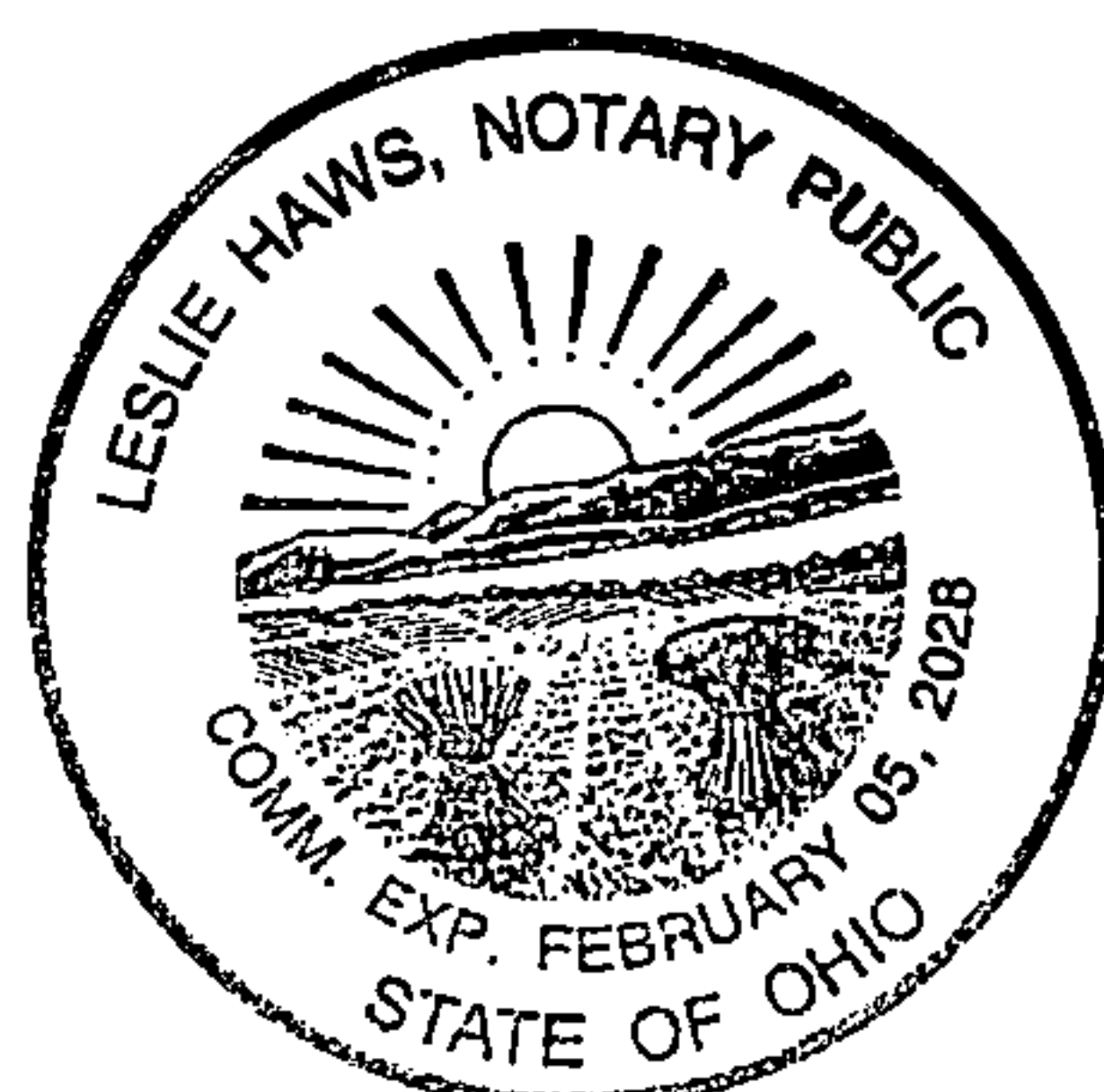
Print Name: JESSICA FREDMONSKY

Title: VICE PRESIDENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JESSICA FREDMONSKY, whose name as VICE PRESIDENT of PNC BANK, NATIONAL ASSOCIATION, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this the 24TH day of NOVEMBER, 2025.



[Signature]  
Notary Public

My Commission Expires: January 5, 2028





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the SE ¼ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 3 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 Southwest corner of the SE ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West.

Commencing at the Southwest corner of the SE ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West. thence northerly and along the quarter section line for a distance of 532.22 feet, more or less, to a point on the grantor's west property line, also being the point of beginning;

thence North 00 degrees 16 minutes 02 seconds West along the acquired right of way line, a distance of 49.49 feet to a point on the present south right-of-way line of Valleydale Road;

thence run North 57 degrees 16 minutes 49 seconds East along said present right-of-way line a distance of 196.79 feet to a point on the grantor's east property line

thence run along said property line South 00 degrees 26 minutes 14 seconds East along the grantor's said property line a for a distance of 28.03 feet to a point on the acquired right-of-way line. (said line is between a point offset 65.00 feet right and perpendicular to the project centerline at Station 101+60.00 and a point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00)

thence leaving said property line run South 54 degrees 25 minutes 42 seconds West along the acquired right-of-way line a distance of 34.93 feet to a point on the acquired right-of-way line (said point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00)

thence run South 62 degrees 25 minutes 42 seconds West along the acquired right-of-way line a distance of 110.34 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00)

thence run South 34 degrees 52 minutes 08 seconds West along the acquired right-of-way line a distance of 68.79 feet to the point and place of beginning, containing 0.10 acre(s), more or less and as also shown on the right-of-way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof:

**Temporary Construction Easement 1 of 1:**

Beginning at a point on the grantor's west property line (said line between a point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00 and a point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00) (point also on the acquired right-of-way line);

thence N 34°52'08" E along the required easement line a distance of 68.79 feet to a point on the required easement line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00);

thence N 62°25'42" E along the required easement line a distance of 14.95 feet to a point on the required easement line (said point offset 66.36 feet right and perpendicular to the project centerline at Station 98+55.00);

thence S 19°30'45" E along the required easement line a distance of 65.48 feet to a point on the required easement line (said point offset 130 feet right and perpendicular to the project centerline at Station 98+40.00);

thence S 57°42'09" W along the required easement line a distance of 83.34 feet to a point on the required easement line (said point offset 130 feet right and perpendicular to the project centerline at Station 97+60.00);

thence N 68°10'59" W along the required easement line a distance of 4.11 feet to a point on the grantor's west property line (said line between a point offset 100.00 feet right and perpendicular to the project centerline at Station 97+40.40 and a point offset 130.00 feet right and perpendicular to the project centerline at Station 97+60.00);



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**(Continuation of Legal Description)**

thence N 00°15'44" W along the required easement line a distance of 41.36 feet to the point and place of beginning, containing 0.097 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 and as also shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof:

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