

Prepared by and Return to:
Fidelity National Title Group
7130 Glen Forest Drive, St.300
Richmond, VA 23226

FNF No: 5000017395
Site ID: BB154459

STATE OF ALABAMA
COUNTY OF Shelby

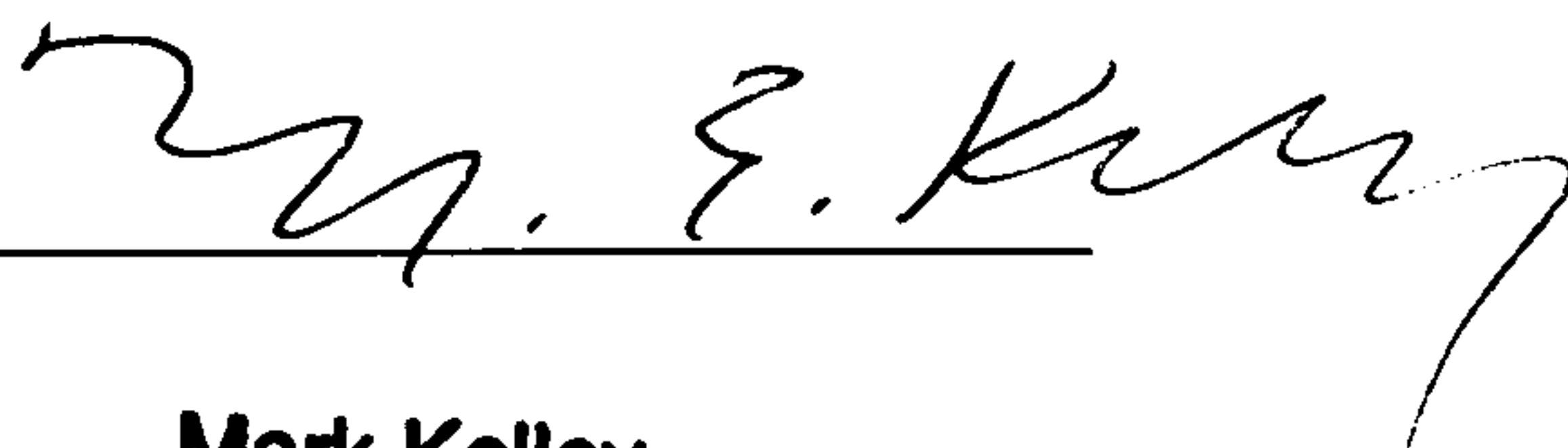
FULL SATISFACTION OF RECORDED LIEN

Know all Men By These Presents, That, the undersigned Truist Bank successor by merger to Regions Bank, acknowledges full payment of the indebtedness secured by that certain (Real Property) mortgage executed by LD Acquisition Company 12, LLC to Truist Bank successor by merger to Regions Bank, which said mortgage was recorded in the office of Shelby County, Alabama, in Instrument number 2016012100021680 on January 21, 2016 and the undersigned does further hereby release and satisfy said mortgage.

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURE

Dated this 8 day of December, 2025

Truist Bank successor by merger to Regions Bank



BY:

Its: **Mark Kelley**
Managing Director

On this 8th day of December 2025 before me, Sarah Hughes a Notary Public,
in and for said County, personally appeared Mark E Kelley personally known to me or
proved to me on the basis of

Satisfactory evidence to be the individual whose name is subscribed to the within instrument and
acknowledged to me that she executed the same in her capacity, and that by her signature on the
instrument, the individual or the person upon behalf of which the individual acted, executed the
instrument.

WITNESS my hand and official seal


Notary Public
Commission expires: _____

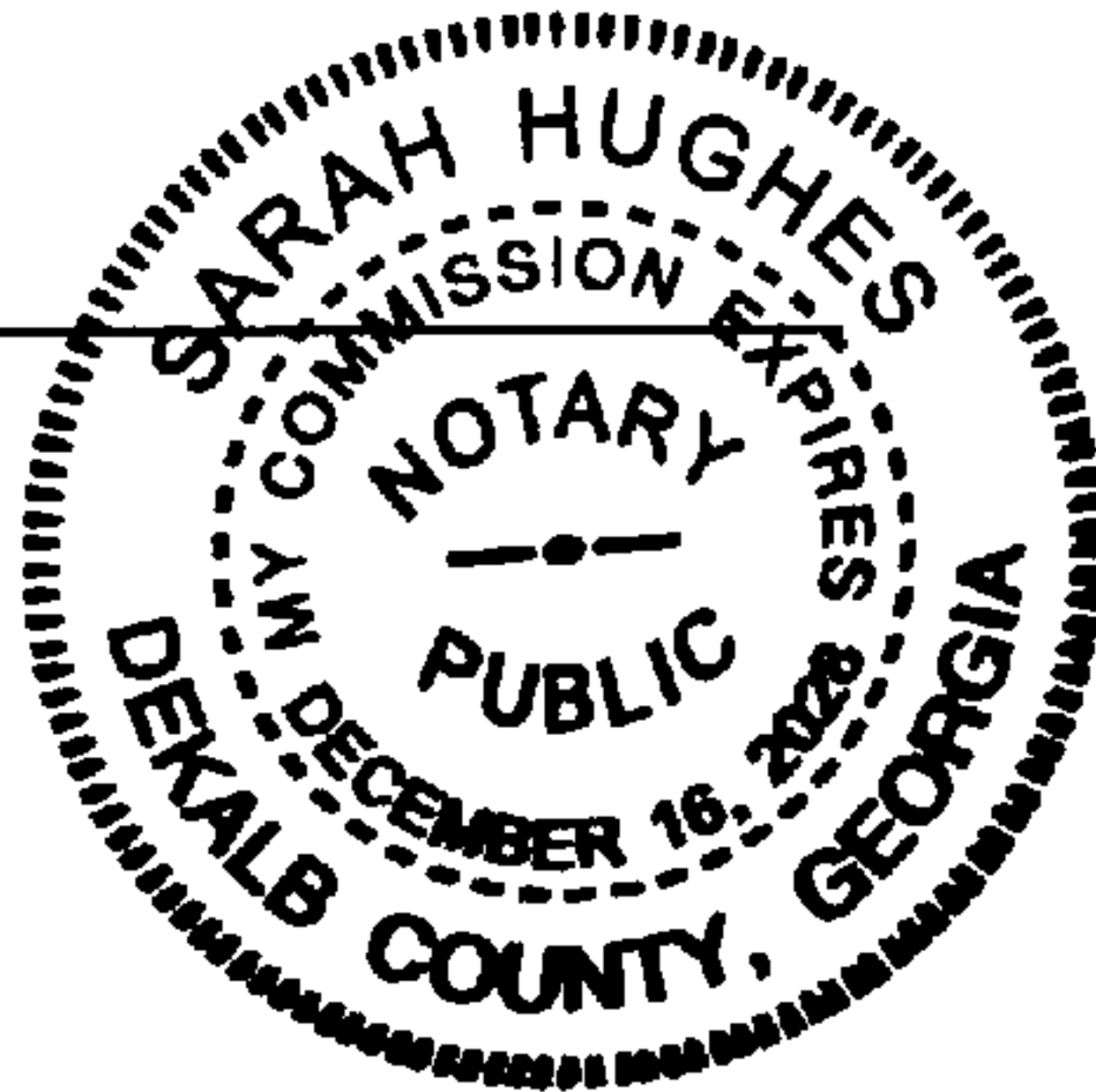


EXHIBIT A

Legal Description

BB154459

The land referred to herein below is situated in the County of Shelby, Town of Chelsea, State of Alabama and is described as follows:

All that parcel depicted as Lot 2 containing .98 acres, more or less, in Plat entitled "Final Plat of Crawford Commercial Park" prepared by Rodney Y. Shiflett, PLS No. 21784, dated February 25, 20011 and recorded March 11, 2011 as Map Book 42 Page 55 in Shelby County, Alabama.

Parcel Id 09-4-20-1-001-004-001

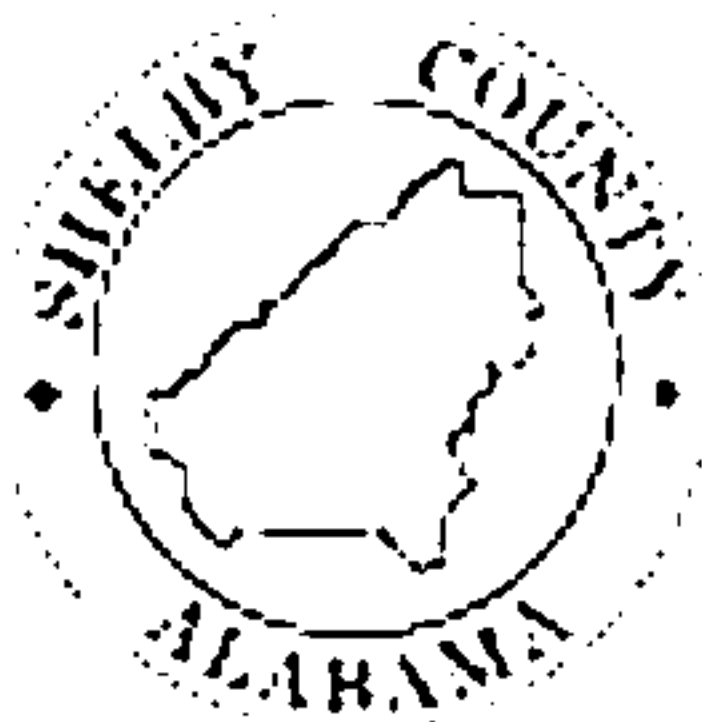
This being a portion of the same property conveyed to Timothy L. Crawford from S & S Development, Inc., a corporation, and Richard S. Schencker, a married man in a deed dated June 04, 1996 and Recorded June 24, 1996 in Instrument No. 1996-20368.

Property Commonly Known As: 19360 Hwy 280, Birmingham, AL 35242

BILLBOARD EASEMENT AREA DESCRIPTION

An easement of land situated in the NE ¼ of Section 20, Township 19 South, Range 1 West, Shelby County Alabama and also being a portion of Lot 2, Crawford Commercial Park, as recorded in Map Book 42 Page 53 in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at a 1/2" rebar found at the most Southerly corner of said Lot 2, Crawford Commercial Park; thence N 62°38'02" W along the Easterly Right of Way line of U.S. Hwy. No. 280 for a distance of 103.27' to a 5/8" capped rebar (Bailey CA 899LS) and the POINT OF BEGINNING; thence N 62°38' 02" W along said East right of way for a distance of 10.18' to a 1/2" rebar; thence N 31°28'53" W along said east right of way a distance of 19.35' to a 1/2" rebar; thence N 31°26'16" E leaving said east right of way a distance of 57.67' to a 5/8" capped rebar (Bailey CA 899LS); thence S 32°37'32" E a distance of 39.32' to a 5/8" capped rebar (Bailey CA 899LS); thence S 63°00'57" W a distance of 52.91' to the POINT OF BEGINNING. Said easement containing 1908 square feet (0.04 Acres)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/16/2025 09:40:56 AM
 \$31.00 JOANN
 20251216000383920

Allie S. Bayl