

This instrument was prepared by:

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Southfield, MI 48034

After recording, please
return to the address above.

[Space Above This Line is for Recording Information]

**RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT
AND FIXTURE FILING**

KNOW ALL PERSONS BY THESE PRESENTS, that a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated November 15, 2024, and recorded November 18, 2024, as Instrument number 20241118000357610, in the Office of the Clerk of Shelby County, Alabama Register of Deeds. (the "Mortgage"), made and executed by **BIRMINGHAM GREYSTONE REAL ESTATE LLC**, a Delaware limited liability company, whose address is 101 West Big Beaver Road, Suite 200, Troy, Michigan 48084 ("Mortgagor"), in favor of **FUND INVESTMENT 180, LLC**, a Michigan limited liability company, whose address is 700 Forest Avenue, Birmingham, Michigan 48009, ("Lender") is hereby fully released. The legal description of the real estate encumbered by the Mortgage is more particularly described on Exhibit A attached.

[Signature page follows]

EXHIBIT A**LEGAL DESCRIPTION**

Lot C-1A A certain parcel of land located in Eagle Point First Sector - Phase II, within Section 5, Township 19 South, Range 1 West, Shelby County, Alabama being described as follows: Commence at a found 3" iron pipe being the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run along the East line of said Southwest 1/4 North 00 degrees 28 minutes 32 seconds West a distance of 660.74 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence continue North 00 degrees 28 minutes 32 seconds West a distance of 15.32 feet to the Northerly right-of-way of Farley Lane; thence leaving said East line and run along said Southerly right-of-way of Farley Lane North 89 degrees 37 minutes 16 seconds West for a distance of 333.00 feet to a point; thence leaving said Southerly right-of-way and run North 00 degrees 34 minutes 04 seconds West for a distance of 10.69 feet to a found 1/2" iron rod with Cap #31833 and said point being the point of beginning; From the point of beginning continue North 00 degrees 34 minutes 04 seconds West for a distance of 388.57 feet to a found 1/2" iron rod; thence run North 00 degrees 26 minutes 44 seconds West for a distance of 234.77 feet to a found 1/2" iron rod with Cap #31833; thence run North 88 degrees 54 minutes 56 seconds East for a distance of 333.50 feet to a found 1/2" iron rod being on the aforementioned East line of said Southwest 1/4; thence run along said East line South 00 degrees 28 minutes 32 seconds East for a distance of 200.08 feet to a found 1/2" iron rod with Cap #31833; thence leaving said East line and run North 88 degrees 52 minutes 45 seconds East for a distance of 383.85 feet to a found 1/2" iron rod with Cap #31833 being on the Westerly right-of-way of U.S. Highway #280; thence run along said right-of-way South 07 degrees 39 minutes 40 seconds East for a distance of 446.98 feet to a found 1/2" iron rod being on the Northerly right-of-way of Eagle Point Parkway; thence leaving said Westerly right-of-way and run along said Northerly right-of-way; thence leaving said Westerly right-of-way and run along said Northerly right-of-way South 37 degrees 01 minutes 47 seconds West for a distance of 142.80 feet to a found 1/2" iron rod; thence run South 07 degrees 03 minutes 44 seconds East for a distance of 5.80 feet to a found 1/2" iron rod with Cap #31833 being on a curve to left (counterclockwise & non-tangent); thence run said curve with a radius of 433.36 feet an arc length of 36.26 feet, with a chord bearing of South 62 degrees 55 minutes 16 seconds West and a chord length of 36.25 feet to a found 1/2" iron rod with Cap #31833 being on a curve to the right (clockwise & non-tangent); thence run along said curve with a radius of 19.00 feet an arc length of 27.66 feet, with a chord bearing of North 77 degrees 29 minutes 29 seconds West and a chord length of 25.28 feet to a found 1/2" iron rod with Cap #31833 being on the aforementioned Northerly right-of-way of Farley Lane; thence leaving said Northerly right-of-way of Eagle Point Parkway and run along said northerly right-of-way Farley Lane North 35 degrees 30 minutes 37 seconds West for a distance of 57.85 feet to a found 1/2" iron rod with Cap #31833 being on a curve to the left (counterclockwise & non-tangent); thence run along said curve with a radius of 224.25 feet an arc length of 214.06 feet, with a chord bearing of North 63 degrees 11 minutes 11 seconds West and a chord length of 206.03 feet to a found 1/2" iron rod with Cap #31833; thence run South 89 degrees 32 minutes 34 seconds West for a distance of 413.08 feet back to the point of beginning. Said parcel of land contains 9.37 acres or 407,976.55 square feet more or less.

Source of Title: Statutory Warranty Deed Instrument No. 20161202000440080 and Quitclaim Deed Instrument No. 20161202000440090

AS SURVEYED:

LOT C-1A

A CERTAIN PARCEL OF LAND LOCATED IN EAGLE POINT FIRST SECTOR - PHASE II, WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3" IRON PIPE BEING THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN ALONG THE EAST LINE OF SAID SOUTHWEST ¼ NORTH 00 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 660.74 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE CONTINUE NORTH 00 DEGREES 28 MINUTES

32 SECONDS WEST A DISTANCE OF 15.32 FEET TO A POINT; THENCE LEAVING SAID EAST LINE AND RUN NORTH 89 DEGREES 37 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 333.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 34 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 10.69 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON THE NORTHERLY RIGHT-OF-WAY FARLEY LANE AND SAID POINT BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTHERLY RIGHT-OF-WAY AND CONTINUE NORTH 00 DEGREES 34 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 388.57 FEET TO A FOUND ½" IRON ROD; THENCE RUN NORTH 00 DEGREES 26 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 234.77 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE RUN NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 333.50 FEET TO A FOUND ½" IRON ROD BEING ON THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST ¼; THENCE RUN ALONG SAID EAST LINE SOUTH 00 DEGREES 28 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 200.08 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE LEAVING SAID EAST LINE AND RUN NORTH 88 DEGREES 52 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 383.85 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY #280; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 07 DEGREES 39 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 446.98 FEET TO A FOUND ½" IRON ROD BEING ON THE NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 37 DEGREES 01 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 142.80 FEET TO A FOUND ½" IRON ROD; THENCE RUN SOUTH 07 DEGREES 03 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 5.80 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 433.36 FEET AN ARC LENGTH OF 36.26 FEET, WITH A CHORD BEARING OF SOUTH 62 DEGREES 55 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 36.25 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 19.00 FEET AN ARC LENGTH OF 27.66 FEET, WITH A CHORD BEARING OF NORTH 77 DEGREES 29 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 25.28 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF FARLEY LANE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY OF FARLEY LANE NORTH 35 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 57.85 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 224.25 FEET AN ARC LENGTH OF 214.06 FEET, WITH A CHORD BEARING OF NORTH 63 DEGREES 11 MINUTES 11 SECONDS WEST AND A CHORD LENGTH OF 206.03 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 413.08 FEET BACK TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 9.37 ACRES OR 407,976.55 SQUARE FEET MORE OR LESS.

Now described as:

Lot C-1A of a Minor Subdivision Plat of Lot C-1, Eagle Point, First Sector - Phase II as recorded in Map Book 46, Page 33 of the Probate Office of Shelby County, Alabama.

AS MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS LEGAL ON SAID PLAT DESCRIBED IN MAP BOOK 46, PAGE 33:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2026 03:28:50 PM
 \$34.00 JOANN
 20260204000033190

Allie S. Bayl

LOT C-1A

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