

This document was prepared by:  
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**PARTIAL RELEASE OF MORTGAGE**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOWN ALL MEN BY THESE PRESENTS that **CommerceOne Bank** ("Mortgagee"), holder of that certain mortgage executed by **Laurie W. Trimm and John C. Trimm** ("Mortgagor"), dated **September 27, 2022**, and recorded **October 5, 2022** as **Instrument No. 20221005000379670** in the Office of the Judge of Probate of Shelby County, Alabama, does hereby **release and discharge from the lien of said mortgage only the following described property**, it being the intent of this instrument to constitute a partial release of said mortgage as to the property herein described only, and the lien of said mortgage shall remain in full force and effect as to all other property described therein and not herein released:

**See Exhibit "A"**

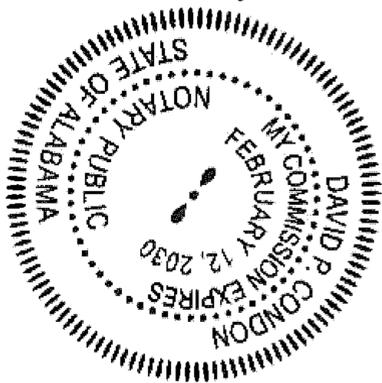
IN WITNESS WHEREOF, CommerceOne Bank has caused this Partial Release of Mortgage to be executed by its Authorized Representative on this 12 day of March, 2026.

**CommerceOne Bank**

By:   
**Ryan Short, SVP, Private Client**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said county in said State, hereby certify that **Ryan Short**, whose name as **SVP, Private Client of CommerceOne Bank**, a corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under by hand and official seal this the 12 day of March, 2026.



Notary Public:   
My commission expires: 2/12/2030

Exhibit "A"

Commence at a 2" pipe in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed North 01° 14' 43" West along the West boundary of said quarter-quarter section for a distance of 1327.95 feet to a 3" pipe in place, said point being the Northwest corner of said quarter-quarter section and said corner also being the Southwest corner of the Southeast one-fourth of the Northwest one-fourth; thence proceed North 01° 14' 47" West along the West boundary of the East one-half of the Northwest one-fourth of said Section 10 for a distance of 625.50 feet to a 2" pipe in place; thence proceed North 01° 14' 48" West along the West boundary of the East one-half of the Northwest one-fourth of said Section 10 for a distance of 1227.60 feet to a 1/2" rebar in place, said point being located on the Easterly right-of-way of Alabama Highway #145; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc length of 107.03 feet and a radius of 12,443.49 feet for a chord bearing and distance of North 34° 51' 14" East, 107.03 feet (set 1/2" rebar CA-0114-LS); thence proceed South 01° 47' 53" East for a distance of 154.97 feet (set 1/2" rebar CA-0114-LS); thence proceed South 88° 06' 47" West for a distance of 19.56 feet (set 1/2" rebar CA-0114-LS); thence proceed South 01° 14' 48" East for a distance of 984.62 feet (set 1/2" rebar CA-0114-LS); thence proceed South 83° 11' 15" East for a distance of 1308.94 feet (set 1/2" rebar CA-0114-LS), said point being located on the East boundary of the Southeast one-fourth of the Northwest one-fourth; thence proceed South 00° 51' 09" East along the East boundary of said quarter-quarter section and along the East boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1912.30 feet to a rock pile in place being the Southeast corner of said Northeast one-fourth of the Southwest one-fourth; thence proceed South 87° 22' 29" West along the South boundary of said quarter-quarter section for a distance of 1328.28 feet to the Point of Beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama.

The above described property is a portion of the lands acquired in that certain Warranty Deed recorded as Instrument No. 20000907000308361 and Instrument No. 20180719000257840 in the Office of the Judge of Probate of Shelby County, Alabama, and is more particularly described by the boundary survey of Ray & Gilliland, P.C., dated January 3, 2024.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/17/2026 11:34:11 AM  
 \$25.00 JOANN  
 20260317000076520

*Allie S. Bayl*