


Prepared by/Return to:  
CitiMortgage, Inc.  
5280 Corporate Drive, MS 4112  
Frederick MD 21703  
Attn: Caroline Robertson  
Loan # 2005165886

  
20090318000100680 1/5 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/18/2009 01:40:30PM FILED/CERT

PARTIAL RELEASE OF MORTGAGE

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, Michael W. Pace, a married man and wife, Dakota Pace, hereinafter referred to as the Mortgagor, by a Mortgage bearing the date of February 15, 2008, and filed for record in the Probate Office of Shelby County, State of Alabama, as Instrument Number 20080219000066400, granted and conveyed unto "MERS" Mortgage Electronic Registration Systems, Inc., hereinafter referred to as the Mortgagee and its assigns, the premises therein particularly described, to secure the payment of the sum of Two Hundred Two Thousand Five Hundred and 00/100 Dollars (U.S. \$202,500.00) with interest as therein mentioned.

WHEREAS, It has come to the attention of the Mortgagor and Mortgagee that there was an error in the legal description reflected in the Mortgage such that property other than that owned by the Mortgagor was encumbered by the Mortgage, and

AND WHEREAS, the said Mortgagors have requested the said Mortgagee, in consideration of the premises and of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by, or on behalf of, the said Mortgagors, at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagors, their heirs and assigns, that certain portion of the premises conveyed by the said Mortgage, more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF**

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagors, their heirs, and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrances of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.



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IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 6<sup>th</sup> day of February, 2009.

“MERS” Mortgage Electronic Registration Systems, Inc.

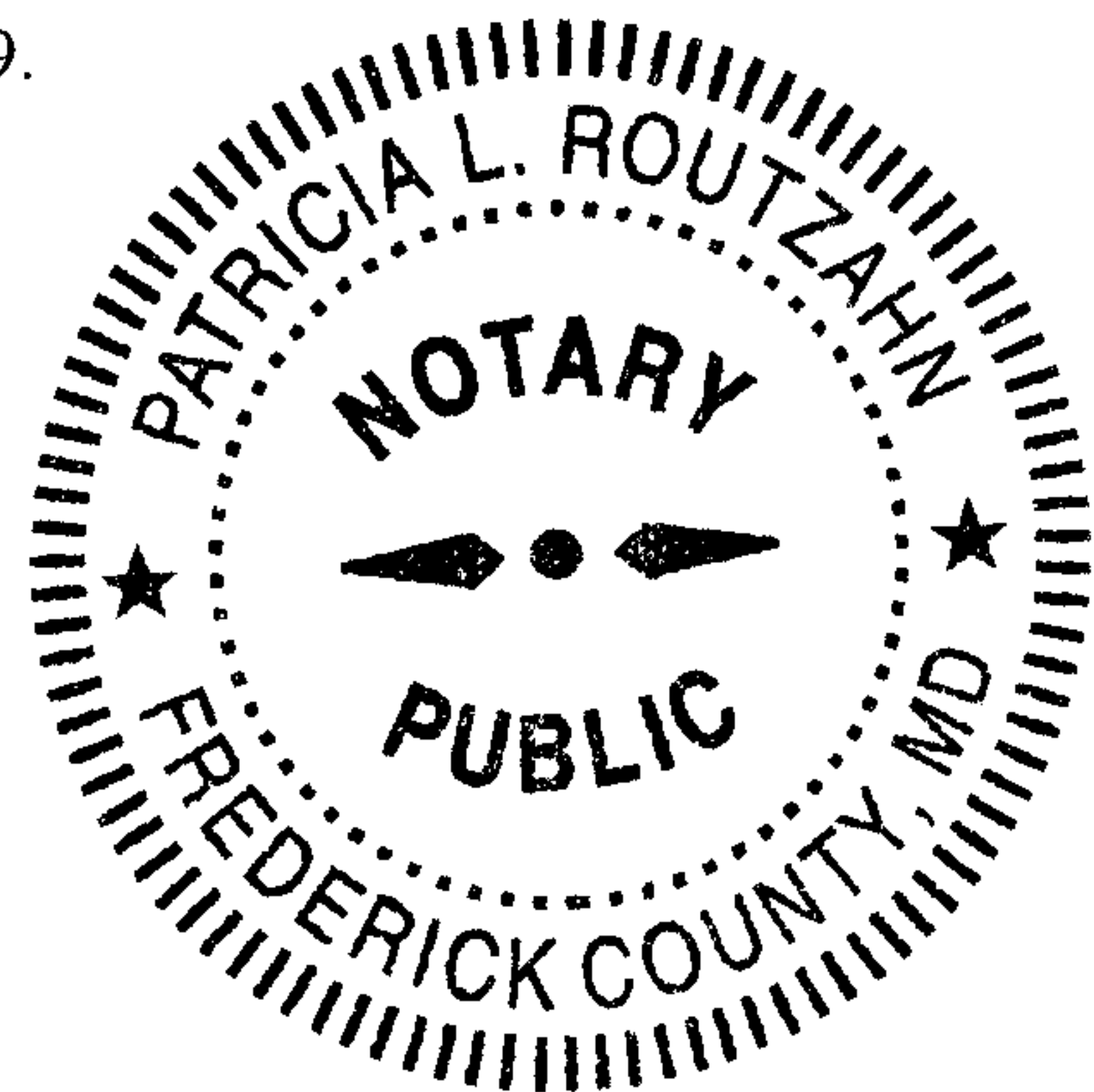
By: Martha S. Boone  
Martha S. Boone, Vice President

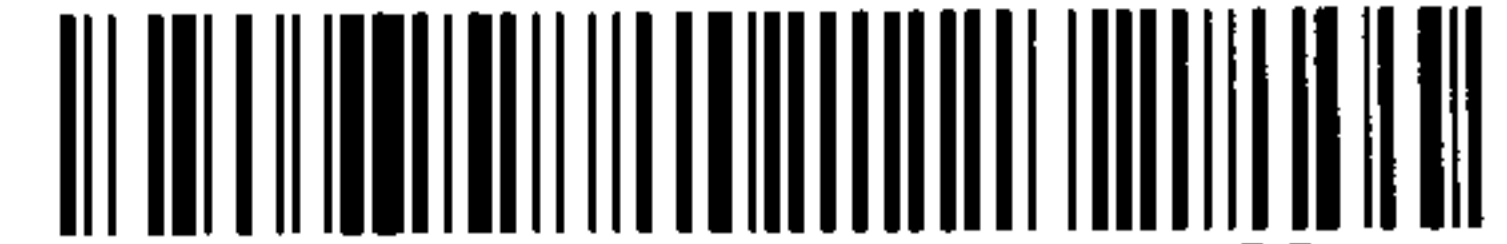
STATE OF MARYLAND  
COUNTY OF FREDERICK

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Martha S. Boone, whose name as Vice President of “MERS” Mortgage Electronic Registration Systems, Inc., is signed to the forgoing conveyance and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they, as such authorized representatives and with full authority, executed the same voluntarily for and as the act of said Corporation.

GIVEN under my hand and official seal, this the 6<sup>th</sup> day of February, 2009.

Patricia L. Routzahn  
Patricia L. Routzahn  
My commission expires September 1, 2009





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EXHIBIT "A"  
CORRECTED LEGAL DESCRIPTION

From the Northeast corner of Section 2, Township 24 North, Range 15 East, run thence West along the North boundary of said Section 2 a distance of 227.45 feet to a point on the Northerly boundary of a County paved Highway, being Highway No. 71, being the POINT OF BEGINNING of herein described parcel of land; thence continue along said course, a distance of 1358.57 feet to a point on the 397 contour of Lay Lake; thence run 130 deg. 05 min. 22 sec. left and run along said 397 contour a distance of 941.17 feet, more or less, to a point on the Northerly boundary of aforementioned County paved Highway No. 71; thence turn 94 deg. 04 min. 18 sec. left and run 869.52 feet along said highway boundary; thence turn 01 deg. 26 min. 44 sec. right and run 112.45 feet along said Highway boundary; thence turn 03 deg. 13 min. 04 sec. right and run 59.70 feet along said Highway boundary to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

**LOT NO. 1**

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said road for a distance of 78.53 feet to the point of beginning. From this beginning point proceed North 86° 49' 12" West for a distance of 436.97 feet; thence proceed South 69° 47' 29" West for a distance of 337.26 feet; thence proceed South 51° 41' 05" West for a distance of 283.50 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 27° 06' 10" East, 272.64 feet; thence proceed North 24° 22' 38" East for a distance of 376.74 feet; thence proceed North 62° 03' 45" East for a distance of 319.68 feet; thence proceed South 87° 57' 15" East for a distance of 380.48 feet to a point on the Westerly right-of-way of said road; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said road for a distance of 44.94 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.12 acres.

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.

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**LOT NO. 2**

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said road for a distance of 39.38 feet to the point of beginning. From this beginning point proceed North 86° 18' 30" West for a distance of 610.54 feet; thence proceed South 74° 02' 44" West for a distance of 543.84 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 34° 46' 09" East, 223.72 feet; thence proceed North 51° 41' 05" East for a distance of 283.50 feet; thence proceed North 69° 47' 29" East for a distance of 337.26 feet; thence proceed South 86° 49' 12" East for a distance of 436.97 feet to a point on the Westerly right-of-way of said road; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said road for a distance of 39.15 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.09 acres.

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.

**LOT NO. 3**

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71, said point being the point of beginning. From this beginning point proceed North 86° 31' 24" West along the North boundary of said Section 2 for a distance of 1091.72 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 34° 31' 47" East, 261.94 feet; thence proceed North 74° 02' 44" East for a distance of 543.84 feet; thence proceed South 86° 18' 30" East for a distance of 610.54 feet to a point on the Westerly right-of-way of said highway; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said highway for a distance of 39.38 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.13 acres.

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said

easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.

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