

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

**IN RE PROPERTY OF CHARLES
AND MARTHA POSEY.**

CV 05-371

RELEASE OF ALL CLAIMS, DEBTS AND ATTORNEY'S LIEN ON PROPERTY

COMES NOW the undersigned counsel and files this Release from a previously filed Attorney's lien against Charles and Martha Posey as to the property described below and states as follows:

1. The undersigned counsel filed an attorney's lien on property related to a civil lawsuit. The lien was for fees and expenses totaling \$44,020.73.

2. The property related to this lien is described as follows:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND RUN SOUTH 88°40'03" EAST ALONG THE NORTH LINE OF SAID SECTION 9 FOR 1104.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT 4, SAID POINT BEING ON THE CENTERLINE OF SHOAL CREEK; THENCE RUN SOUTH 62°17'56" WEST ALONG SAID CREEK CENTERLINE FOR 104.88 FEET; THENCE RUN SOUTH 53°10'33" WEST ALONG SAID CREEK CENTERLINE FOR 187.91 FEET; THENCE RUN SOUTH 16°16'05" EAST ALONG SAID CREEK CENTERLINE FOR 125.56 FEET; THENCE RUN SOUTH 15°25'51" EAST ALONG SAID CREEK CENTERLINE FOR 224.97 FEET; THENCE RUN SOUTH 49°59'56" EAST ALONG SAID CREEK CENTERLINE FOR 54.03 FEET; THENCE RUN SOUTH 86°37'24" EAST ALONG SAID CREEK CENTERLINE FOR 131.34 FEET; THENCE RUN SOUTH 63°28'20" EAST ALONG SAID CREEK CENTERLINE FOR 38.47 FEET; THENCE RUN SOUTH 25°02'45" WEST FOR 193.28 FEET; THENCE RUN SOUTH 22°49'45" WEST FOR 103.23 FEET; THENCE RUN SOUTH 88°32'29" EAST FOR 284.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN SOUTH 00°23'23" EAST ALONG SAID 1/4 - 1/4 SECTION LINE FOR 500.00 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 88°38'19" EAST FOR 494.48 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 25, SAID POINT BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 326.48 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 37°19'34" EAST FOR 19.54 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 39°02'27" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 20.80 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 164.64 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 27°46'27" EAST FOR 64.75 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 16°30'28" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 28.80 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.98 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 27°07'28" EAST FOR 156.38 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 37°44'28" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 2.90 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.51 FEET;



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Shelby Cnty Judge of Probate, AL

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THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 50°34'28" EAST FOR 134.62 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 63°24'28" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 139.60 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 103.24 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 44°57'00" EAST FOR 66.52 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 26°29'31" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 30.10 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.63 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 44°00'01" EAST FOR 149.51 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 61°30'30" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 59.80 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 246.48 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 49°51'31" EAST FOR 100.23 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 38°12'31" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 53.60 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.98 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 46°10'31" EAST FOR 64.23 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 54°08'31" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 37.60 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 103.24 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF NORTH 44°11'31" EAST FOR 35.86 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 34°14'31" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 49.01 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE RUN NORTH 00°06'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9 FOR 1897.23 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE RUN NORTH 88°40'03" WEST ALONG THE NORTH LINE OF SAID SECTION 9 FOR 1359.69 FEET TO A POINT ON THE CENTERLINE OF SHOAL CREEK; THENCE RUN SOUTH 45°37'02" WEST ALONG THE CENTERLINE OF SAID CREEK FOR 24.02 FEET; THENCE RUN SOUTH 56°26'39" WEST ALONG SAID CREEK CENTERLINE FOR 166.60 FEET; THENCE RUN SOUTH 23°48'02" WEST ALONG SAID CREEK CENTERLINE FOR 150.33 FEET; THENCE RUN SOUTH 01°23'34" EAST ALONG SAID CREEK CENTERLINE FOR 140.45 FEET; THENCE RUN SOUTH 45°01'30" EAST ALONG SAID CREEK CENTERLINE FOR 29.69 FEET; THENCE RUN SOUTH 25°27'40" EAST ALONG SAID CREEK CENTERLINE FOR 132.98 FEET; THENCE RUN SOUTH 09°41'48" EAST ALONG SAID CREEK CENTERLINE FOR 48.48 FEET; THENCE RUN SOUTH 10°47'37" WEST ALONG SAID CREEK CENTERLINE FOR 49.84 FEET; THENCE RUN SOUTH 46°26'43" WEST ALONG SAID CREEK CENTERLINE FOR 99.81 FEET; THENCE RUN SOUTH 73°15'49" WEST ALONG SAID CREEK CENTERLINE FOR 125.48 FEET; THENCE RUN SOUTH 88°52'39" WEST ALONG SAID CREEK CENTERLINE FOR 59.51 FEET; THENCE RUN NORTH 66°10'46" WEST ALONG SAID CREEK CENTERLINE FOR 54.84 FEET; THENCE RUN NORTH 33°42'48" WEST ALONG SAID CREEK CENTERLINE FOR 134.53 FEET; THENCE RUN NORTH 35°36'40" WEST ALONG SAID CREEK CENTERLINE FOR 156.28 FEET; THENCE RUN NORTH 29°12'54" WEST ALONG SAID CREEK CENTERLINE FOR 131.47 FEET; THENCE RUN NORTH 12°51'30" WEST ALONG SAID CREEK CENTERLINE FOR 127.95 FEET; THENCE RUN NORTH 27°34'38" WEST ALONG SAID CREEK CENTERLINE FOR 126.27 FEET; THENCE RUN NORTH 05°39'34" EAST ALONG SAID CREEK CENTERLINE FOR 74.04 FEET; THENCE RUN NORTH 14°59'27" WEST ALONG SAID CREEK CENTERLINE FOR 64.50 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE RUN NORTH 88°40'03" WEST ALONG SAID SECTION LINE FOR 730.55 FEET TO THE POINT OF BEGINNING OF SAID TRACT 4.



20141028000339750 3/3 \$20.00
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3. The undersigned counsel hereby acknowledges payment of \$10,000.00 (ten thousand dollars) by Chris McAnnally, the grandson of the Poseys, as full and final payment and satisfaction of any and all attorney's liens, claims and debts related to the above described property. The undersigned releases and forever discharges the Poseys and their heirs or assigns by the payment of this money from any and all previously filed attorney's liens as well as any and claims and debts associated with the property.

Respectfully submitted,



 Don L. Hall (HAL047)


OF COUNSEL:

Hall & Tucker, LLC
 1616 3rd Avenue North
 Bessemer, AL 35020
 (205) 425-5711
 (205) 425-5763
donhall@bessemerlawyers.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing release has been served upon Chris McAnnally, grandson of Charles and Martha Posey, by placing a copy of same in the U.S. mail, postage prepaid and property addressed on this the 13th day of October, 2014, as follows:

Chris McAnnally
 1156 Kimberly Avenue
 Gardendale, AL 35071



 OF COUNSEL

date 10, 13, 2014 No. 185267

received from Chris McAnnally \$10,000.00

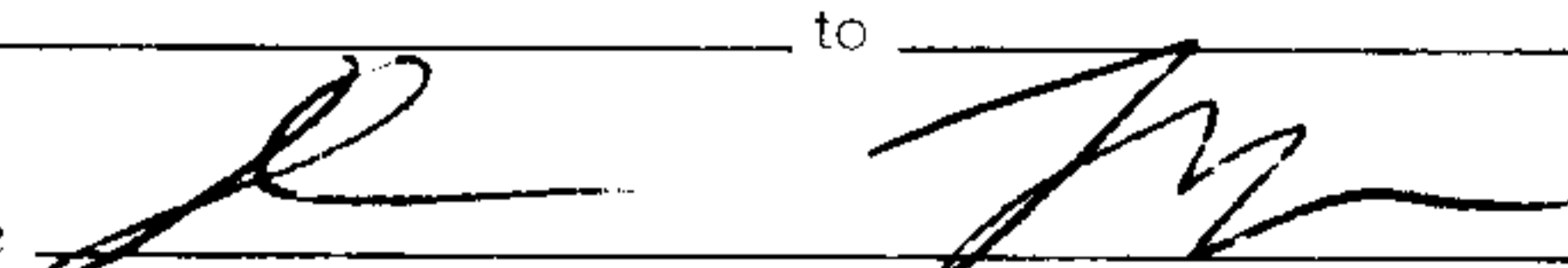
amount ten thousand and 00/100 dollars

for payment of settlement of lien & fees

cash money order credit card check # 101

| | | |
|-------------|------------------|--|
| amount due | | |
| amount paid | <u>10,000.00</u> | |
| balance | | |

from _____ to _____

signature 

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