

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARTIAL RELEASE OF MORTGAGE

Know all men by these Presents, that, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., by and through LAURA E. VALENTINE, its VICE PRESIDENT, hereby acknowledges the PARTIAL RELEASE OF THE FOLLOWING DESCRIBED PROPERTY from the indebtedness secured by that certain MORTGAGE from RUTH A. PHILLIPS, AN UNMARRIED WOMAN, dated **September 12, 2012, filed for record on October 22, 2012 @ 2:15 p.m., recorded as Instrument No. 20121022000404820**, in the Office of the Judge of Probate of Shelby County, Alabama. The undersigned does further hereby partially release the following described properties from said Mortgage, the lien on the remaining land remains in full force and effect:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West

Parcel I: Lot 1-A, according to Roberts Resurvey of Lot 1, Lakeview Family Subdivision, as the same is recorded in Map Book 34 page 112 in the Probate Office of Shelby County, Alabama, containing approximately 2.62 acres.

Parcel II: Lot 1-B, according to Roberts Resurvey of Lot 1, Lakeview Family Subdivision, as the same is recorded in Map Book 34 page 112 in the Probate Office of Shelby County, Alabama, containing approximately 2.62 acres.

Parcel III: Lot 2, Lakeview Family Subdivision, approximately 5.33 acres, as recorded in Map Book 27 page 136 in the Probate Office of Shelby County, Alabama.

Parcel IV: A parcel of land adjacent to the Southwardly boundary of Lot 2 of Lakewood Family Subdivision, as recorded in Map Book 27 page 136 in the Probate Office of Shelby County, Alabama, approximately 1.0 acre, more or less, more particularly described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West; thence run South 00 deg. 58 min. 30 sec. east for a distance of 293.34 feet to the beginning point; thence turn at an angle to the right of 90 deg. for a distance of 466.69 feet; thence turn at an angle to the left of 90 deg. for a distance of 93.00 feet; thence turn at an angle to the left for a distance of 466.69 feet, more or less, to a point on the East line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West; thence run Northwardly along the East line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ for a distance of 93.00 feet, more or less, to the point of beginning.

Subject to an easement for a private road as described in Instrument recorded in Book 307 page 407, amended in Book 309 page 193 in the Probate Office of Shelby County, Alabama, and a non-exclusive easement to use the roadway presently in existence over a strip of land of the width of 30 feet which extends Westwardly from the paved Florida Short Route (Old U.S. 280) to a point on the East line of the Northeast $\frac{1}{4}$ of the

Northwest ¼ of Section 29, Township 19 South, Range 1 West; said thirty foot strip of land lying 20 feet North of and 10 feet South of the line dividing said Sections 20 and 29, said 30 foot easement described in Book 309 page 198 in said Probate Office.

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. by and through Laura E. Valentine, its Vice President, has hereto set his/her signature and seal, this 26th day of March, 2015.

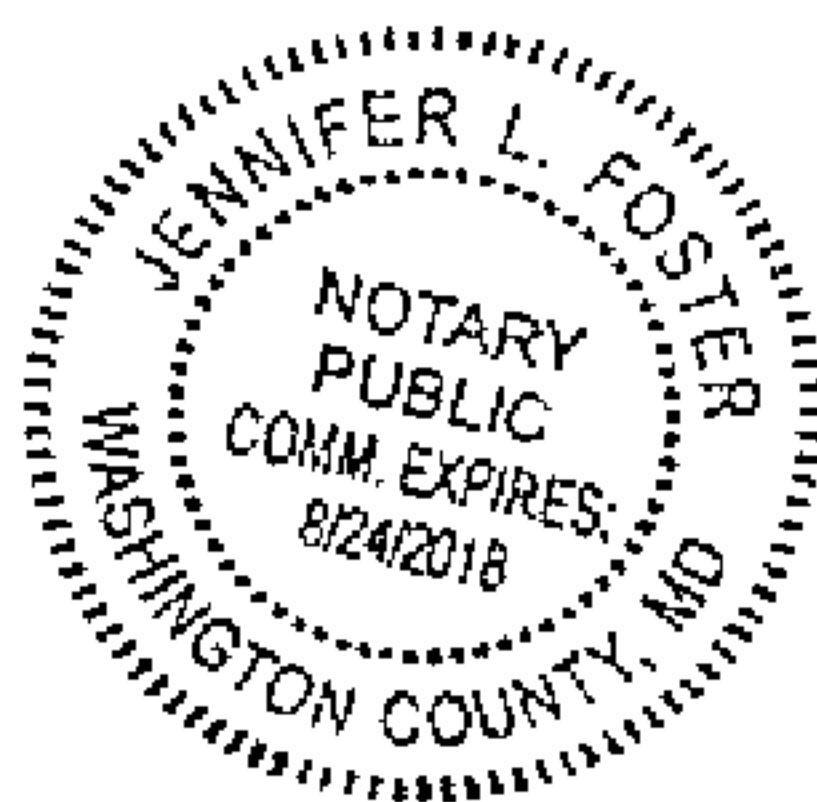
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

Laura E. Valentine
BY: Laura E. Valentine
ITS: Vice President

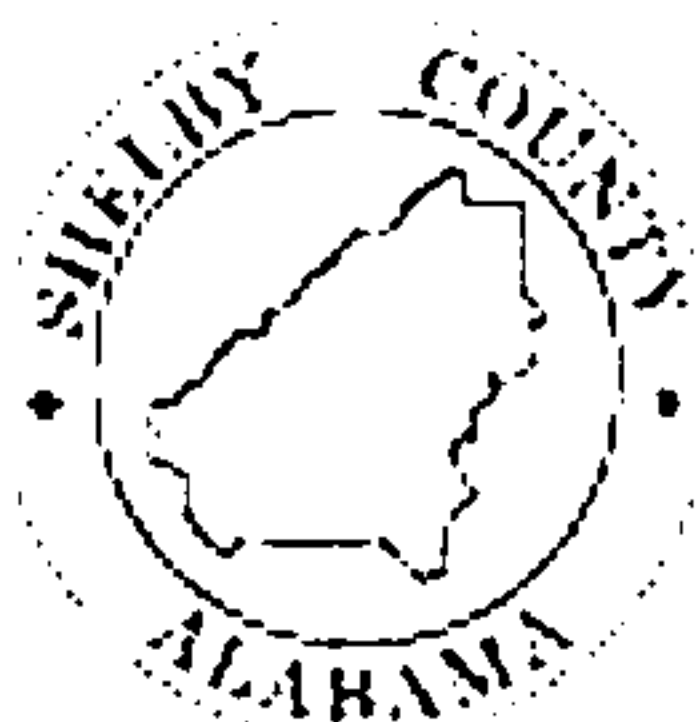
STATE OF Maryland
COUNTY OF Washington

I, a Notary Public in and for said County in said State, hereby certify that Laura E. Valentine who is named as Vice President of Mortgage Electronic Registration Systems, Inc., is signed to the foregoing partial release to satisfy real estate mortgage, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Partial Release to satisfy real estate mortgage, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 26th day of March, 2015.



[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2015 11:35:27 AM
\$17.00 CHERRY
20150806000270930

[Signature]