

20171017000377400
10/17/2017 11:24:12 AM
PARTREL 1/2

Please return instrument to:
Progress Bank and Trust
Attn: Wendy Fields
2121 Highland Avenue
Birmingham, AL 35205

**PARTIAL RELEASE
FROM
LIEN OF MORTGAGE**

**STATE OF ALABAMA
COUNTY OF SHELBY**

For the value received, the undersigned, **Progress Bank and Trust f/k/a First Partners Bank**, does hereby release the particularly described property from lien of that Mortgage, executed by **LAUREL GROVE INCORPORATED**, to **Progress Bank and Trust f/k/a First Partners Bank** recorded **INSTRUMENT #20170331000108990** on **MARCH, 31, 2017** in the Judge of Probate of Shelby County, Alabama.

LOT 148

See Attached "Exhibit A" for Legal Description

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgages premises, from the lien and operation of said Mortgage, Assignment of Leases and Rents, and UCC Financing Statement

But, it is expressly understood and agreed that the release shall in no wise and to no extent whatsoever effect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all unpaid notes secured thereby.

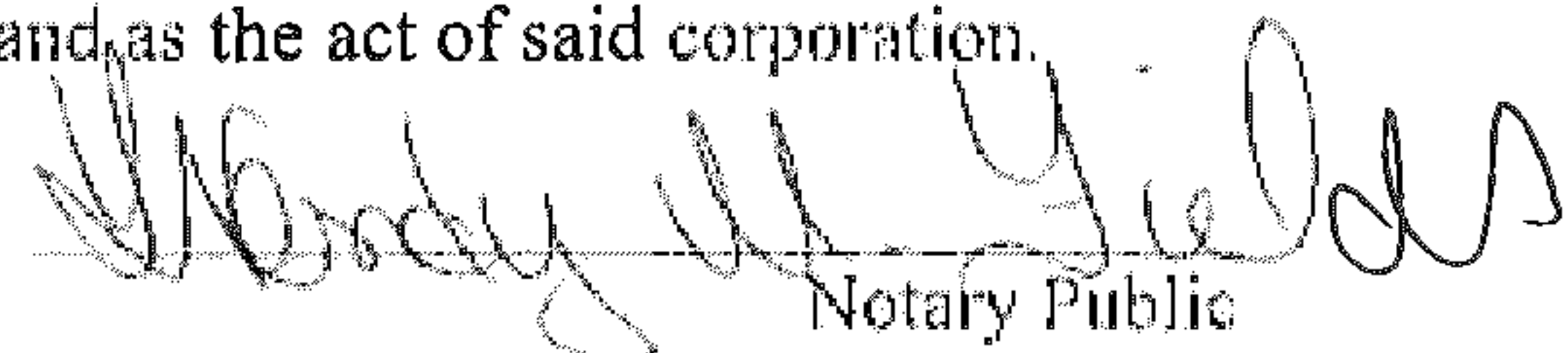
IN TESTIMONY WHEREOF, the undersigned has caused its name to be hereto by its proper officers, who are thereunto duly authorized all on the **16th day of October, 2017**

Progress Bank and Trust (formerly First Partners Bank)

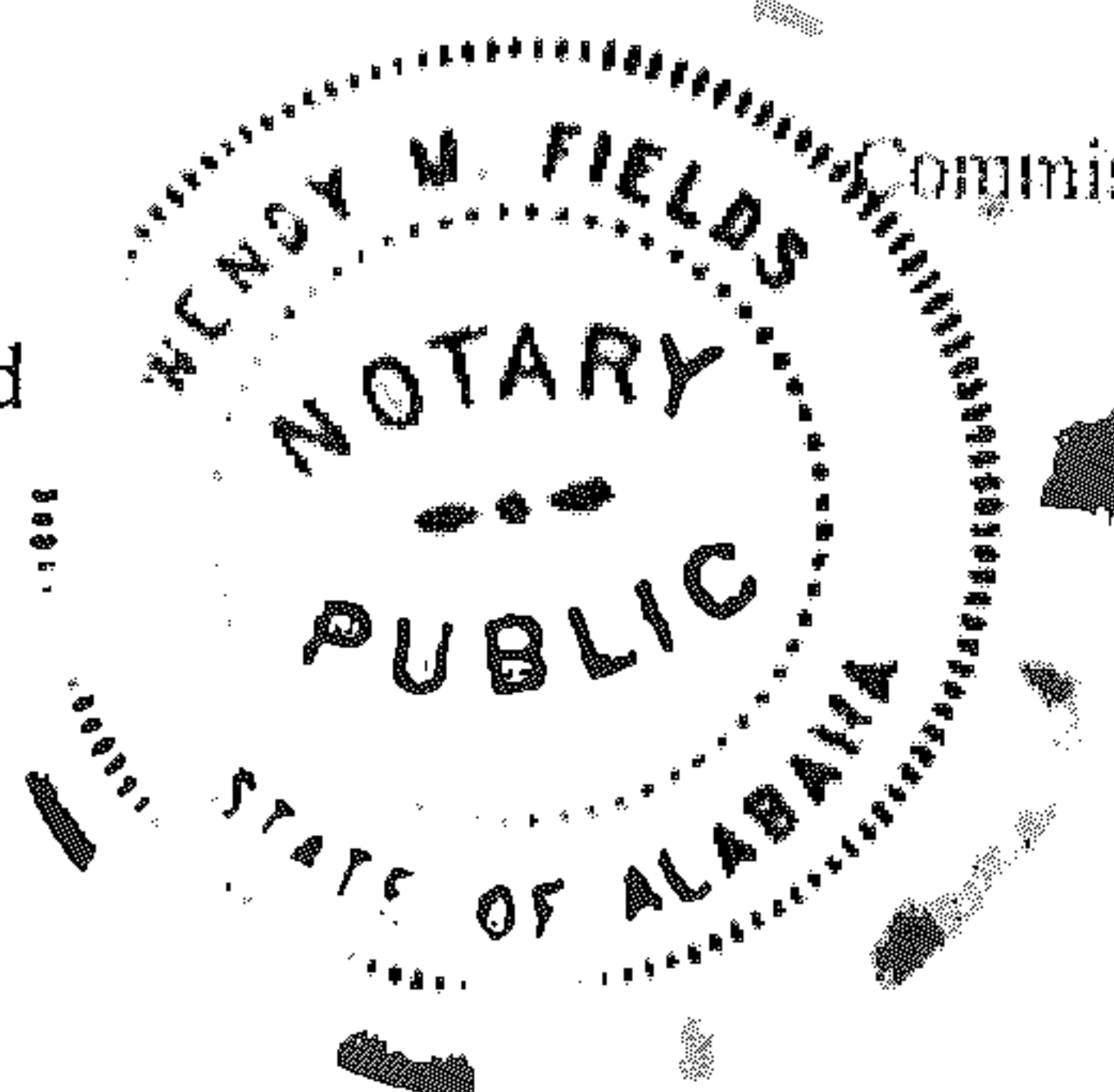
By: 
Name: Chris Cotton
Its: Senior Vice President

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a notary public for said county in said state hereby certify that Chris Cotton, whose name as Senior Vice President of Progress Bank and Trust f/k/a First Partners Bank is signed to the foregoing instrument and who is known to me acknowledged before me on this day that being informed of the contents of the instrument, he executed the same voluntarily for and as the act of said corporation. Given under my hand and seal this **16th day of October, 2017**.


Notary Public

Laurel Grove Incorporated
Loan #400566000



Commission Expires: _____

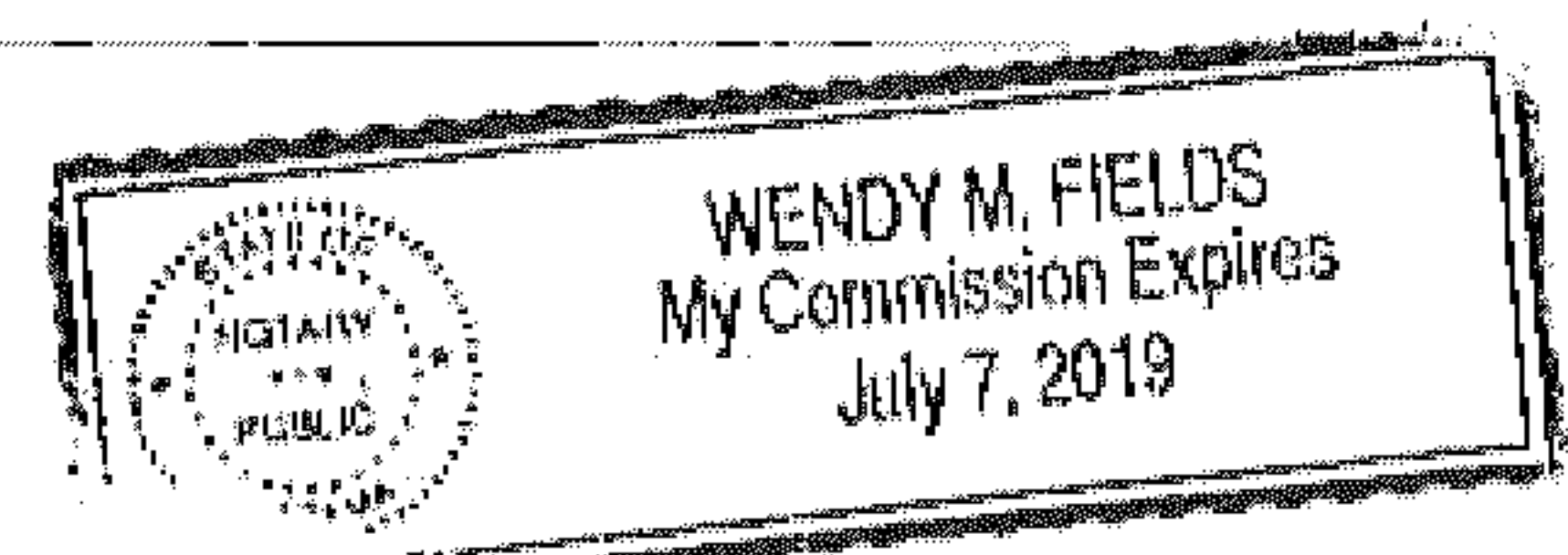


EXHIBIT "A"

Three parcels of land situated in Section 7, Township 20 South, Range 1 West, Shelby County, Alabama more particularly described as follows:

PHASE 2

Begin at the Northwest corner of Lot 112 according to the survey and plat of Willow Branch Sector 1 as recorded in Map Book 38, Page 60 in the Probate Office of Shelby County, Alabama, said point lying on the West line of the Southeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 1 West; thence run N 00°29'36" W for 114.38 feet to the Northwest corner of said quarter-quarter section; thence run N 00°36'29" W for 663.65 feet; thence run N 62°23'17" E for 467.10 feet; thence run N 63°12'11" E for 271.23 feet; thence run S 28°50'47" E for 47.61 feet; thence run S 43°00'07" E for 15.42 feet; thence run S 67°16'29" E for 32.77 feet; thence run S 79°52'02" E for 26.18 feet; thence run S 71°08'51" E for 112.99 feet; thence run S 29°28'11" E for 156.99 feet; thence run N 60°31'49" E for 205.70 feet; thence run S 29°28'11" E for 50.00 feet; thence run S 15°02'09" W for 58.14 feet; thence run S 16°38'56" W for 130.94 feet; thence run S 04°07'55" W for 135.28 feet; thence run S 11°39'39" W for 94.46 feet; thence run S 79°45'49" W for 239.92 feet; thence run S 53°09'00" W for 331.34 feet to the Northeast corner of Lot 115 of said survey; thence continue S 57°08'45" W along the Northerly line of said Lot 15 for 66.86 feet; thence run S 71°37'01" W along said Northerly line for 34.51 feet; thence run S 34°03'22" E along the Westerly line of said Lot 15 for 77.79 feet to the Northernmost corner of Lot 114-A according to the survey and plat of Resurvey of Lots 113 and 114, Willow Branch Sector 1 as recorded in Map Book 47, Page 16 in the Probate Office of Shelby County, Alabama; thence run S 10°41'27" W along the Westerly line of said Lot 114-A for 189.62 feet to the Northeast corner of Lot 113-B of said resurvey; thence run S 72°18'51" W along the Northerly line of Lot 113-B for 61.22 feet; thence run N 89°29'43" W along the Northerly line of Lots 113-B and 113-A for 107.66 feet to the Northwest corner of Lot 113-A of said resurvey, said point lying on the Easterly line of a 50 foot right of way for Willow Branch Lane; thence run N 76°43'57" W for 50.00 feet; thence run along the arc of a curve to the right having a central angle of 01°45'50", a radius of 225.00 feet, a chord of 6.92 feet and a chord bearing of S 14°08'41" W for 6.93 feet to the Northeast corner of the aforementioned Lot 112; thence run N 74°58'07" W along the Northerly line of said Lot 112 for 221.41 feet; thence run S 55°56'16" W along said Northerly line for 41.73 feet to the point of beginning, containing 18.33 acres, more or less.

PHASE 3

Begin at the Southeast corner of Lot 126 according to the survey and plat of Willow Branch Sector 1 as recorded in Map Book 38, Page 60 in the Probate Office of Shelby County, Alabama, said point lying on the Northwesterly right of way of Shelby County Highway 36; thence run N 38°06'08" W along the Easterly line of lots 126 and 125 of said survey for 415.61 feet to the Southeast corner of Lot 123 of said survey; thence run N 40°40'56" W along the Easterly line of said Lot 123 for 93.19 feet to the Southwest corner of Lot 119 of said survey; thence run N 48°29'47" E along the Southerly line of Lots 119, 118, 117 and 116 of said survey for 393.58 feet to the Southeast corner of said Lot 116; thence run N 34°03'12" W along Easterly line of Lot 116 for 237.48 feet to the Northwesterly right of way of Willow Branch Trail; thence run S 55°56'48" W along said right of way for 28.92 feet to the Southeast corner of said Lot 115; thence run N 34°03'22" W along the Easterly line of said Lot 115 for 333.50 feet; thence run N 53°09'00" E for 331.34 feet; thence run N 79°45'49" E for 239.92 feet; thence run S 55°04'14" E for 139.98 feet; thence run S 75°11'14" E for 186.17 feet; thence run S 33°06'58" E for 173.57 feet; thence run S 25°21'06" W for 82.92 feet; thence run S 62°47'31" W for 87.96 feet; thence run S 00°37'21" E for 946.48 feet to a point on a non-tangent curve to the right having a central angle of 02°46'22", a radius of 310.00 feet, a chord of 15.00 feet and a chord bearing of N 83°10'09" W, said point lying on the Northerly right of way of Shelby County Highway 36; thence run Westerly along the arc of said curve for 15.00 feet; thence run N 81°46'58" W along said right of way for 162.82 feet to the beginning of a curve to the left having a central angle of 28°56'05", a radius of 370.00 feet, a chord of 184.87 feet and a chord bearing of S 83°44'59" W; thence run Westerly along the arc of said curve and along said right of way for 186.85 feet to a point of compound curve having a central angle of 06°00'37", a radius of 640.00, a chord of 67.10 feet and a chord bearing of S 66°16'38" W; thence run along the arc of said curve and along said right of way for 67.14 feet to the point of beginning, containing 18.07 acres, more or less.

The above descriptions were prepared using information from Deed Instrument No 20050715000354790, recorded plat of Willow Branch Sector 1, and recorded plat of Resurvey of Lots 113 and 114, Willow Branch Sector 1 and does not represent a boundary survey by Mott MacDonald.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/17/2017 11:24:12 AM
 \$18.00 CHERRY
 20171017000377400