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This instrument was prepared by Laura Ellison, 2100 SouthBridge Parkway, Suite 385, Birmingham, AL 35209

RELEASE OF MORTGAGE

CommerceOne Bank , which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by Manuel Kyle P. Moon and Savannah J. Moon as Mortgagor, and CommerceOne Bank , as Mortgagee on August 8, 2019, to secure the debt or other obligation in the amount of \$70,487.50, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on August 20, 2019, in the Judge of Probate for Shelby County, Alabama and is indexed as Instrument #20190820000305410 Pages 1-7. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at 412 Chelsea Springs Drive, Colombiana, Alabama 35051 and legally described as:

Lot 1, according to the Final Plat of Shirley Family Subdivision, as recorded in Map Book 41 , Page 93, in the Probate Office of Shelby County, Alabama. Also subject to and favored by a 60 foot easement for ingress, egress and utilities described, to-wit: From a railroad rail at the Southeast corner of NW 1/4 of NE 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of herein described 60-foot easement for ingress, egress and utilities, said point being in the center of a 100-foot radius cul-de-sac, run thence North along the East boundary of the NW 1/4 of NE 1/4 of said Section 26 and the centerline of said 60-foot easement a distance of 1323.46 feet; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW 1/4 of NE 1/4 and the centerline of said easement to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100-feet thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80-foot right of way).



LENDER:

CommerceOne Bank

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By W. Scott Mathews Date 6/4/20 (Seal)
W. Scott Mathews, EVP, Chief Credit Officer

ACKNOWLEDGMENT.

(Lender Acknowledgment)

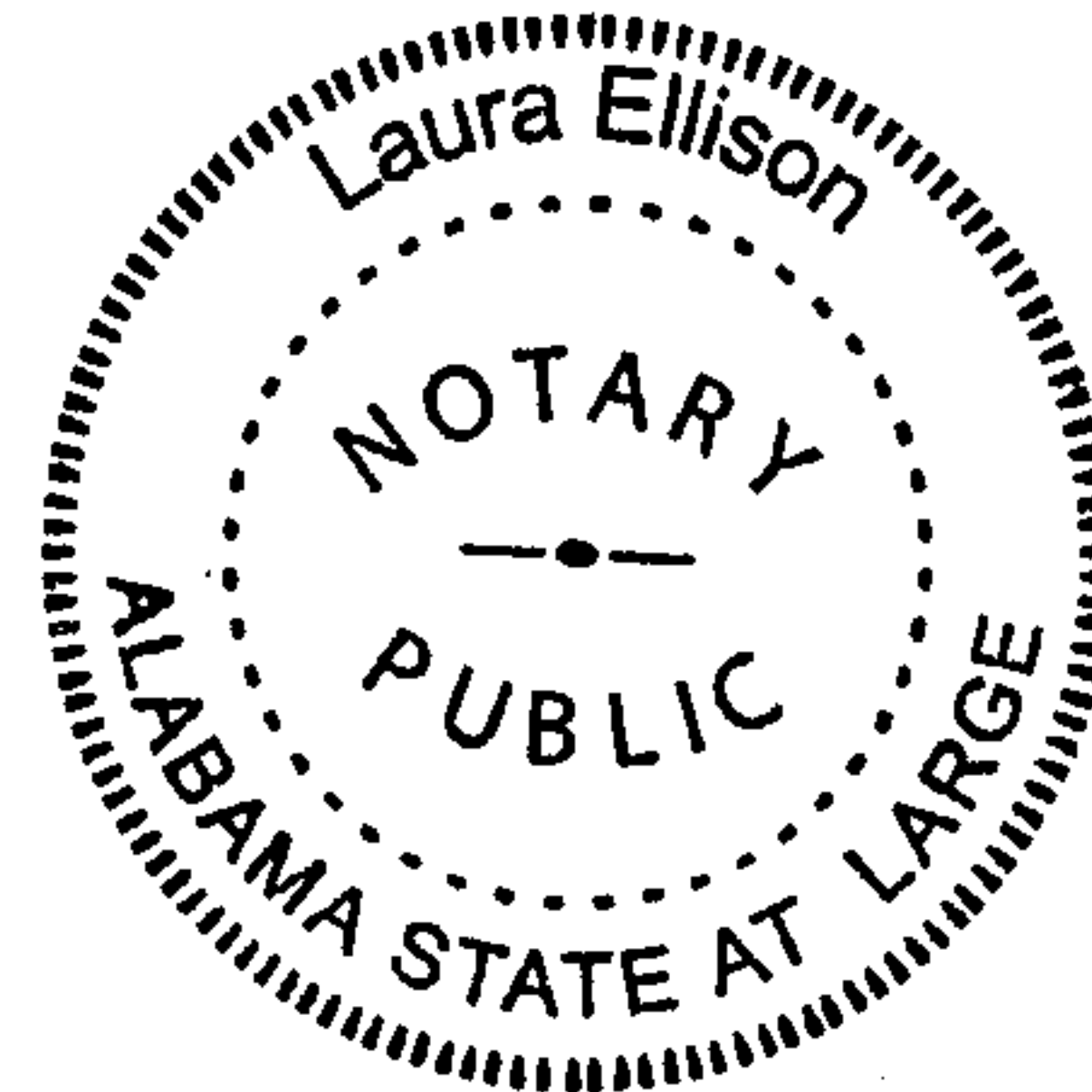
STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Laura Ellison, a notary public, in and for said County in said State, hereby certify that W. Scott Mathews, whose name(s) as EVP, Chief Credit Officer of CommerceOne Bank, a corporation, is/are 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/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 4th day of June 2020.

My commission expires:
March 2, 2024

Laura Ellison

(Notary Public)
Laura Ellison



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$25.00 CHERRY
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Allen S. Bayl