


THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051


20201116000523170 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/16/2020 01:46:11 PM FILED/CERT

STATE OF ALABAMA)
 CORRECTIVE
COUNTY OF SHELBY) PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **EVA BANK**, organized and existing under the laws of Alabama, its successors and assigns (hereinafter called Mortgagee) is the owner and holder of record of that certain mortgage executed by **Raul Juarez and wife, Magda C. Garcia** (hereinafter called Mortgagor). Said Mortgage was executed to Mortgagee on August 25, 2015 and recorded on October 15, 2015 in the office of the Judge of Probate of Shelby County, Alabama, in Instrument #20151015000361630.

Mortgagee does hereby release, remise, convey and quit claim unto Mortgagor, its successors and assigns from the lien, operation and effect of said mortgage that part of the land described as:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This Corrective Partial Release of Land From Mortgage is being executed to correct the Instrument Number recited in Partial Release executed September 3, 2020 and recorded November 5, 2020 in Instrument #20201105000502520.

As to all other described and conveyed land in said mortgage and assignment of leases and rents, the lien shall remain in full force and effect, unaffected by this release.

IN WITNESS WHEREOF, I set my hand and seal, this the 10th day of November, 2020.

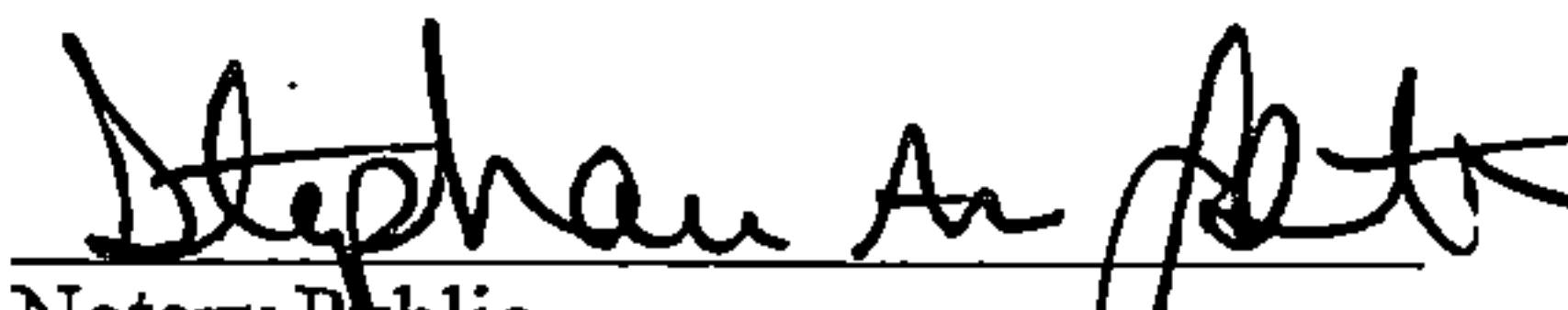
EVA BANK

BY: 
Thomas W. Russell, Its SVP

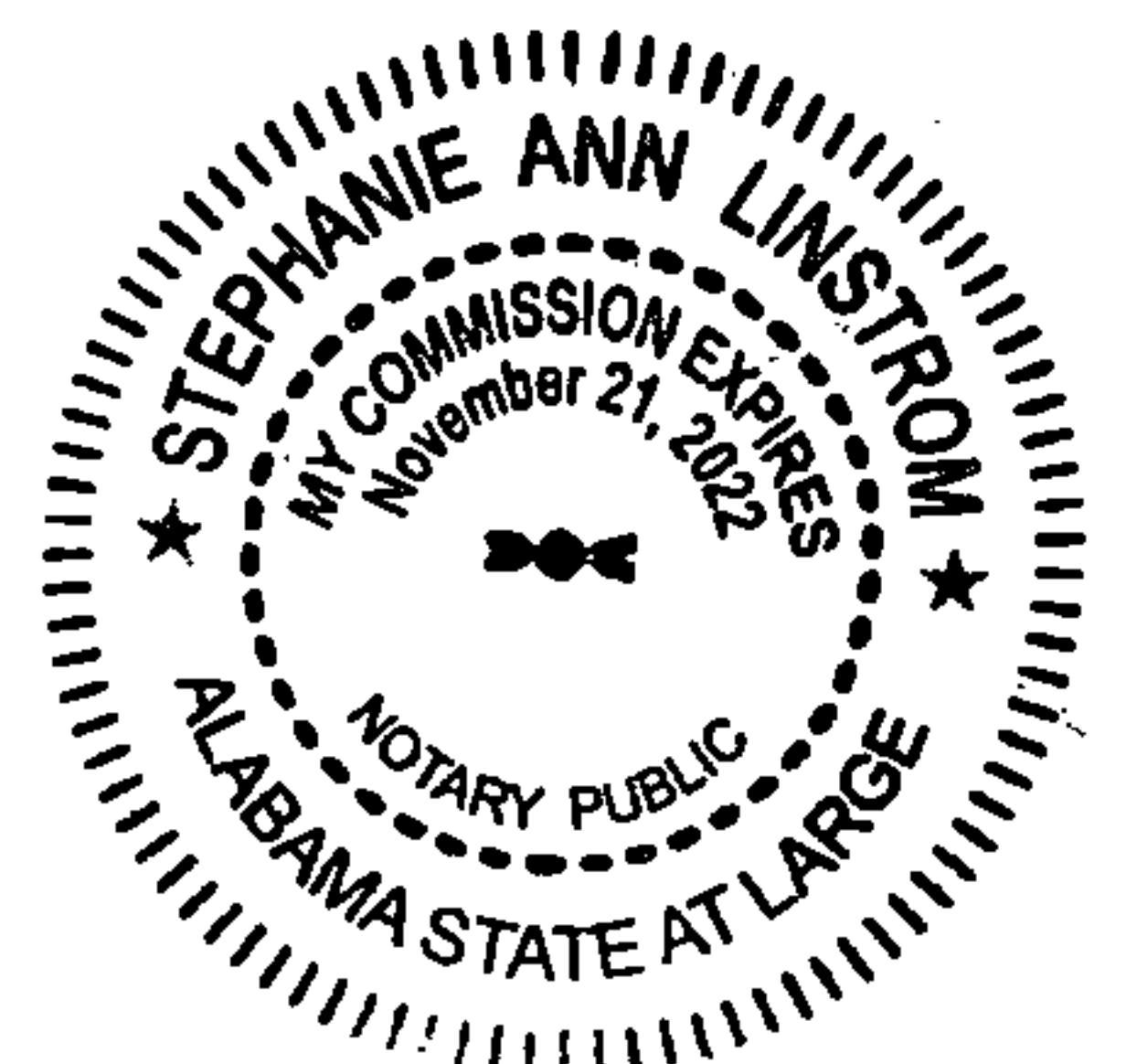
**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Russell, whose name as SVP of EVA Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said officer.

Given under my hand and official seal, this the 10th day of November, 2020


Notary Public

My Commission Expires: 11/21/2022





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EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 41 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SE corner of NW 1/4 of SW 1/4 of Section 14, Township 21-S, Range 3-W;

thence westerly and along the section line a distance of 473.00 feet, more or less, to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);

thence northeasterly and along the acquired R/W line for a distance of 106.00 feet, more ore less, to a point on the grantor's south property line, which is the point and place of BEGINNING;

thence N 88°58'9" W and along the grantor's said property line a distance of 74.63 feet to a point on the present east R/W line of SR-119;

thence following the curvature thereof an arc distance of 74.09 feet and along said present R/W line to a point on the grantor's north property line (said arc having a chord bearing of N 13°39'18" W, a clockwise direction, a chord distance of 74.09 feet and a radius of 1869.86 feet);

thence S 88°48'6" E and along the grantor's said property line a distance of 72.06 feet to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 74.59 feet and along the acquired R/W line (said arc having a chord bearing of S 15°36'35" E; a counterclockwise direction, a chord distance of 74.58 feet and a radius of 1385.00 feet) to the point and place of BEGINNING, containing 0.120 acre(s), more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.