

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P. O. Box 1227, Columbiana, Alabama 35051

STATE OF ALABAMA)

PARTIAL MORTGAGE RELEASE

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENT that the undersigned CENTRAL STATE BANK, a banking corporation, does hereby release the hereinafter described real property from the lien of that certain mortgage to RICKY WAYNE SEALE from SAM F. MAXWELL dated June 16, 1986 and recorded in Real Book 76, at Pages 820-822, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was transferred and assigned to CENTRAL STATE BANK by RICKY WAYNE SEALE a/k/a RICKY SEALE by that certain instrument dated August 8, 1986 and recorded in Real Book 86, at Page 616, in said Probate Records, and CENTRAL STATE BANK does hereby remise, release, quitclaim and convey unto SAM F. MAXWELL all of its right, title and interest under and by virtue of the above described mortgage in and to the following described real property located in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of real property.

TO HAVE AND TO HOLD said real property to the said SAM F. MAXWELL, his heirs and assigns forever.

HOWEVER, it is expressly understood and agreed that this release is a partial release only and shall in nowise, and to no extent whatever, affect the lien of said mortgage to the remainder of the real property described in said mortgage.

IN WITNESS WHEREOF, CENTRAL STATE BANK, a banking corporation, has caused this instrument to be executed by William M. Schroeder, who is its President, and who is duly authorized to execute this instrument, on this the 23rd day of July, 1987.

ATTEST:

CENTRAL STATE BANK

Gene Henry
Its Secretary

BY: William M. Schroeder
Its President

(Corporate Seal)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William M. Schroeder, whose name as President of CENTRAL STATE BANK, a banking corporation, is signed to the above and foregoing Partial Mortgage Release, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily and as the act and deed of said corporation on the date the same bears date.

Given unto my hand and official seal this the 23rd day of July, 1987.

James Robinson
Notary Public

My Commission Expires September 16, 1989

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Commence at the Northwest corner of Section 35, T.S. 24N, R 15E, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 2,259.41' to a point, Thence run South 1,427.15' to the point of beginning of the property being described, Thence run S 52°-15'-23"E along the water line of Lay Lake a distance of 69.44' to a point, Thence run S 68°-52'-10"E a distance of 31.01' to a point, Thence run N 0°-32'-54"W a distance of 23.71' to a point, Thence continue along said water line N 20°-34'-37"W a distance of 90.32' to a point, Thence run S 84°-30'-16"E a distance of 61.57' to a point on the North line of a public road, Thence run S 21°-55'-16"E along said line of said road a distance of 171.95' to the P.C. of a curve to the right having a central angle of 114°-24'-32" and a radius of 45.0', Thence run S 20°-17'-20"W along the chord of said curve a chord distance of 60.46' to the P.T. of said curve, Thence run S 62°-29'-44"W a distance of 9.50' to the P.C. of a curve to the right having a central angle of 40°-18'-00" and a radius of 137.97, Thence run S 82°-38'-44"W along the chord of said curve a chord distance of 95.05' to the P.T. of said curve, Thence run N 77°-12'-16"W a distance of 73.90' to the P.C. of a curve having a central angle of 6°-08'-02" and a radius of 309.90', Thence run N 80°-16'-16"W along the chord of said curve a chord distance of 33.17' to a point, Thence run N 83°-20'-16"W a distance of 5.19' to a point, Thence run N 19°-12'-50"E a distance of 171.03' to the point of beginning. According to the survey dated June 8, 1986 by Joseph E. Conn, Jr., Registered Land Surveyor.

The above described real property also being known as Parcel #1 of Shack Branch Estates, as shown by the unrecorded map dated October 8, 1987 by Joseph E. Conn, Jr., Registered Land Surveyor #9049.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK

BY: *William M. [Signature]*
Its President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP 16 AM 11:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>

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