

STATE OF ALABAMA)
COUNTY OF SHELBY)

1539

PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned, UNITED COMPANIES FINANCIAL CORPORATION, a Louisiana corporation (the "Mortgagee"), is the owner and holder of record of a mortgage executed by ERNEST C. LEE and CANDACE S. LEE, husband and wife (the "Mortgagors"), to the Mortgagee, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 080, page 232 (the "Mortgage"), in which Mortgage the following described real property and other real property is described and conveyed; and

WHEREAS, for the consideration herein set out, the Mortgagee has agreed to release from the lien of said Mortgage the hereinafter described real property which is part of the real property described in the Mortgage.

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Mortgagee on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the Mortgagee does hereby release, remise, convey and quitclaim unto the Mortgagors, their heirs, personal representatives, successors and assigns from the lien, operation and effect of the Mortgage the certain real property described in said Mortgage which is described as follows (the "Released Property"):

A parcel of real property situated in the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4; thence in a southerly direction along the west line of said quarter-quarter section a distance of 814.57 feet; thence 90 degrees left in an easterly direction, 625.94 feet; thence 44 degrees, 56 minutes, 27 seconds left in a northeasterly direction a distance of 193.48 feet to the point of beginning; thence continue northeasterly along last described course a distance of 187.24 feet; thence 99 degrees, 23 minutes, 21 seconds right in a southeasterly direction a distance of 47.93 feet; thence 33 degrees, 15 minutes, 17 seconds right in a southerly direction a distance of 466.44 feet to the northerly right of way line of Shelby Co. Highway No. 17; thence 104 degrees, 44 minutes, 26 seconds right in a northwesterly direction along said right of way line a distance of 65.48 feet to the beginning of a curve to

BOOK 223 PAGE 576

✓
Correct

the left; said curve having a radius of 866.63 feet and subtending a central angle of 6 degrees, 47 minutes, 36 seconds; thence in a northwesterly direction along the arc of said curve a distance of 102.75 feet; thence 82 degrees, 03 minutes, 10 seconds right as measured from tangent of curve, thence in a northerly direction a distance of 342.82 feet to the point of beginning. Parcel contains 1.42 acres, more or less.

As to all other real property described and conveyed in said Mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of real property unto the Mortgagors, their heirs, personal representatives, successors and assigns forever.

This release is given for the purpose of enabling the Mortgagors to make a valid conveyance of the Released Property free and clear of the lien of the Mortgage.

The real property remaining under the Mortgage after this release and not released hereby is described as follows:

A parcel of real property situated in the northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows; Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4; thence in a southerly direction along the west line thereof, a distance of 814.57 feet; thence 90 degrees left in an easterly direction, a distance of 625.94 feet to the Point of Beginning; thence an angle left of 44 degrees, 56 minutes, 27 seconds in a northeasterly direction a distance of 193.48 feet; thence 132 degrees, 38 minutes, 38 seconds right in a southern direction, a distance of 342.82 feet to the northerly right of way line of Shelby Co. Highway No. 17; thence 97 degrees, 56 minutes, 50 seconds right to tangent of a curve; said curve having a radius of 866.63 feet, a central angle of 9 degrees, 58 minutes, 34 Seconds and curving to the left; thence along the arc of said curve in a westerly direction, a distance of 150.89 feet; thence 94 degrees, 19 minutes, 33 seconds right as measured from tangent of curve; thence in a northerly direction a distance of 204.54 feet to the Point of Beginning. Parcel contains 1.11 acres more or less.

BOOK 223 PAGE 577

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this 7th day of December, 1988.

UNITED COMPANIES FINANCIAL CORPORATION

By [Signature]

Its VP

STATE OF ALABAMA)
SHELBY COUNTY)

I, James B. Lazenby, a Notary Public in and for said County in said State, hereby certify that J. M. Shields, whose name as Vice President of United Companies Financial Corporation, a Louisiana corporation, is signed to the foregoing Partial Release of Land from Mortgage and who is known to me, acknowledged before me on this day that, being informed of the contents of said release, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 7th day of December, 1988.

James B. Lazenby
Notary Public

AFFIX SEAL

My commission expires: [blank] (My Commission Expires February 16, 1991)

This instrument prepared by:

Kathleen A. Collier
Maynard, Cooper, Frierson & Gale, P.C.
Twelfth Floor Watts Building
Birmingham, Alabama 35203
(205) 252-2889

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>

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

89 JAN 23 PM 4:08

Thomas A. Shandlen, Jr.
JUDGE OF PROBATE

BOOK 223 PAGE 578