

RELEASE OF LAND FROM MORTGAGE

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned, COOSA PINES FEDERAL CREDIT UNION is the owner and holder of record of that certain mortgage executed by Raymond T. Giddens and Jimmie R. Giddens, husband and wife, to COOSA PINES FEDERAL CREDIT UNION dated the 20th day of November, 1989, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 267, Page 950 thru 952 in which mortgage the following described land and other land is described and conveyed; and

WHEREAS, for the consideration herein set out, the said COOSA PINES FEDERAL CREDIT UNION has agreed to release from the lien of said mortgage the hereinafter described land.

NOW THEREFORE, in consideration of the premises and the sum of One & no/100 Dollars paid to the COOSA PINES FEDERAL CREDIT UNION, on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said COOSA PINES FEDERAL CREDIT UNION, does hereby release, remise, convey and quitclaim unto the said Raymond T. Giddens and Jimmie R. Giddens, their heirs and assigns from the lien, operation and effect of said mortgage the land described in said mortgage which is described as follows:

PARCEL I:

Commence at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 89 degrees 07 minutes West along the North boundary of said section for a distance of 3285.5 feet to the point of beginning; from this beginning point, continue South 89 degrees 07 minutes West along the North boundary of said Section for a distance of 657.1 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South along the West boundary of said 1/4-1/4 Section for a distance of 1359.86 feet to the Southwest corner of said 1/4-1/4 Section; thence turn an angle of 89 degrees 49 minutes to the left and proceed East along the South boundary of said 1/4-1/4 Section for a distance of 657.1 feet; thence turn an angle of 90 degrees 11 minutes to the left and proceed North parallel to the West boundary of said 1/4-1/4 for a distance of 1359.86 feet to the point of beginning. The above described land is located in the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

Inst # 1993-14006

05/17/1993-14006

09:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

9.00

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PARCEL II:

Lot No. 15 of the property of Charles W. Mobley as shown on a plat prepared by Norman D. Deloach, Ala. RLS # 8760, dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama. Said property is located in Sections 3, 4, and 10, Township 20 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT:

The herein described portion of the mortgage to remain in effect at COOSA PINES FEDERAL CREDIT UNION.

Commence at the southeast corner of the northeast quarter of the northwest quarter of Section 3, Township 20 south, Range 2 east, Shelby County, Alabama and run thence North 30° 14' 12" West a distance of 1,358.76' to the point of beginning of the property being described, Thence turn a deflection angle of 60° 16' 12" left and run westerly a distance of 182.17' to a point, Thence turn 90° 37' 08" right and run northerly a distance of 209.74' to a point on the south margin of a graveled public road, Thence turn 89° 49' 24" right and run easterly a distance of 179.91' to a point, Thence turn 89° 33' 29" right and run southerly a distance of 208.34' to the point of beginning, containing 0.87 of an acre and marked on each corner with a steel pin or pipe. Property is subject to all agreements, easements, and/or restrictions of probated record or applicable law.

141 Sunnydale Ln Harpersville AL 35078

As to all other land 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 of parcel of land unto the said Raymond T. Giddens and Jimmie R. Giddens, their heirs and assigns forever.

This release is given for the purpose of enabling Raymond T. Giddens and Jimmie R. Giddens to make a valid conveyance of said land free and clear of lien of said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of April, 1993.

BY: Phillip A. Blankenship
ASSISTANT MANAGER

STATE OF ALABAMA)
)
COUNTY OF TALLADEGA)

I, Bonnie B. Bryant, a Notary Public in and for said County and State hereby certify that Phillip A. Blankenship whose name as Assistant Manager of COOSA PINES FEDERAL CREDIT UNION 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 involuntarily for and as the act of said COOSA PINES FEDERAL CREDIT UNION.

19 93.

Given under my hand and official seal this the 23 day of April.

Bonnie B. Bryant
Notary Public

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