

**PARTIAL RELEASE OF LAND FROM MORTGAGE**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS, that**

**WHEREAS**, the undersigned, First Federal Bank, a Federal Savings Bank (hereinafter referred to as "Bank"), is the owner and holder of record of that certain mortgage executed by Ken and Teena Dyson (hereinafter referred to as "MORTGAGEE"), dated the 28th day of Feb., 1996, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 1996-07921, in which mortgage the following described land other land is described and conveyed; and

**WHEREAS**, for the consideration herein set out, the said "MORTGAGEE", 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 Dollar (\$1.00) paid to the said "BANK", by "MORTGAGEE" on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said "BANK", does hereby release, remise, convey and quitclaim unto the said "MORTGAGEE", their heirs and assigns from the lien, operation, and effect of said mortgage the land described in said mortgage which is described as follows, to wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 552.03 FEET TO A POINT; THENCE TURN 77°33'38" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 260.44 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 129.58 FEET TO A POINT; THENCE TURN 151°21'32" LEFT, TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 410.65 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 70.09 FEET TO THE POINT OF TANGENT; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT FOR 22.32 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 312.39 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 257.98 FEET TO THE POINT OF TANGENT; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT FOR 59.25 FEET; THENCE TURN 111°41'09" LEFT AND RUN SOUTHWESTERLY FOR A DISTANCE OF 16.49 FEET; THENCE TURN 73°26'01" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 130.89 FEET; THENCE TURN 11°21'00" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 174.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES.

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 or parcel of land unto the said "MORTGAGEE", their heirs and assigns forever.

This release is given for the purpose of enabling "MORTGAGEE" to make a valid conveyance of said lands free and clear of lien of said mortgage.

03/20/1996-09053  
04:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

Inst # 1996-09053

IN WITNESS WHEREOF, the "BANK", acting by and through Sandra H. Stephens, its Vice Pres., its duly authorized officer, has caused this instrument to be signed, its name and corporate seal to be hereto affixed this 11th day of March, 1996.

FIRST FEDERAL BANK, a Federal Savings Bank

BY: *Sandra H. Stephens* (SEAL)  
Its Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sandra H. Stephens, whose name is Vice Pres., of First Federal Bank, a Federal Savings Bank, 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 this Partial Release of Land from Mortgage, she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this the 11th day of March, 1996.

*Cynthia C. Stevens*

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 11, 1998.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-09053

03/20/1996-09053  
04:05 PM CERTIFIED  
NOTARY JUDGE W. DOBATE