

This Instrument Prepared By:
H. L. Speake
P. O. Box 5
Moulton, AL 35650

PARTIAL RELEASE OF PROPERTY FROM MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, THE CITIZENS BANK, an Alabama Banking Corporation of Moulton, Alabama, being the present owner and holder of the note and mortgage, together with the indebtedness secured thereby of WAYNE MAHAFFEY AND WIFE, BARBARA MAHAFFEY; ROGER J. BOGGESS AND WIFE ELIZABETH BOGGESS; AND TENNESSEE VALLEY EQUIPMENT, INC., A CORPORATION to THE CITIZENS BANK, Moulton, Alabama, dated the 5th day of May, 1993, being identified as Instrument #1993-13418, recorded on May 11, 1993 at 2:12 P.M. in the office of Shelby County Judge of Probate, for a valuable consideration, the receipt of which is hereby acknowledged, the undersigned THE CITIZENS BANK, an Alabama Banking Corporation of Moulton, Alabama, acting hereby by FINCH A. DUBOISE, V President, does by these presents release, remise and forever discharge from the operation and effect of said mortgage the following described real estate, to-wit:

Property as described in Exhibit A attached hereto and made a part hereof, consisting of two pages, identified as Tract 4, Parcels I, II and III lying and being located in Shelby County, Alabama.

Except as herein modified, the aforesaid mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, THE CITIZENS BANK, an Alabama Banking Corporation of Moulton, Alabama has caused its name and corporate seal to be affixed hereby by FINCH A. DUBOISE, as Vice President, he being duly authorized thereunto on this the 27 day of March, 1996.

THE CITIZENS BANK, AN ALABAMA
BANKING CORPORATION

By: Finch A. Duboise
V.P.

STATE OF ALABAMA
LAWRENCE COUNTY

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that FINCH A. DUBOISE, whose name as Vice President of THE CITIZENS BANK, an Alabama Banking Corporation of Moulton, Alabama is signed to the foregoing Partial Release, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 27 day of March, 1996.

Jerry C. Gilbreath
NOTARY PUBLIC

My Commission Expires:

12-13-97

Inst # 1996-10122

03/28/1996-10122
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50

Inst # 1996-10122

TRACT 4

LEGAL DESCRIPTION

SHELBY COUNTY, ALABAMA PROPERTY:

PARCEL I:

From the Southwest corner of the Southeast quarter of the Southeast quarter of Section 25, Township 19 South, Range 3 West, run Northerly along the West boundary line of said quarter-quarter Section, 24.10 feet to a point on the old railroad bed of the Acton Branch of the L & N Railroad; thence turn an angle of 71 degrees, 23 minutes, 40 seconds to the right and run Northeasterly along said railroad bed for 25.27 feet; thence turn an angle of 2 degrees, 56 minutes, 40 seconds to the left and continue northeasterly along said railroad bed for 275.60 feet; thence turn an angle of 0 degree, 39 minutes, 40 seconds to the right and continue Northeasterly along said railroad bed for 224.40 feet; thence turn an angle of 96 degrees, 35 minutes to the left and run Northwesterly 50.00 feet to an iron pipe for the point of beginning of the land herein described; thence continue northwesterly along the same course for 146.00 feet; thence turn an angle of 89 degrees, 30 minutes, 20 seconds to the right and run Northeasterly 216.50 feet; thence turn an angle of 85 degrees, 50 minutes to the right and run Southeasterly 146.00 feet; thence turn an angle of 94 degrees, 06 minutes, 20 seconds to the right and run Southwesterly 228.55 feet, more or less to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West.

PARCEL II:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West, run Northerly along the West boundary line of said quarter-quarter Section 24.10 feet to a point on the old railroad bed of the Acton Branch of L & N Railroad; thence turn an angle of 71 degrees, 23 minutes, 40 seconds to the right and run Northeasterly along said railroad bed for 25.27 feet; thence turn an angle of 2 degrees, 56 minutes, 40 seconds to the left and continue Northeasterly along said railroad bed for 275.60 feet; thence turn an angle of 0 degrees, 39 minutes, 40 seconds to the right and continue Northeasterly along said railroad bed for 224.40 feet; thence turn an angle of 96 degrees, 35 minutes to the left and run Northwesterly 50.00 feet to the point of beginning of the land herein described; thence turn an angle of 89 degrees, 26 minutes, 40 seconds to the right and run Northeasterly 228.55 feet; thence turn an angle of 126 degrees, 53 minutes, 30 seconds to the right and run Southwesterly 64.33 feet; thence turn an angle of 27 degrees, 53 minutes, 45 seconds to the right and continue Southwesterly 191.45 feet; thence turn an angle of 108 degrees, 07 minutes, 45 seconds to the right and run Northwesterly 134.00 feet to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West.

CONTINUED.....

PARCEL III:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West, run Northerly along the West boundary line of said quarter-quarter Section, 24.10 feet to a point on the old railroad bed of the Action Branch of the L & N Railroad; thence turn right 71 degrees, 23 minutes, 40 seconds and run Northeasterly along said railroad bed, 25.27 feet; thence turn left 2 degrees, 56 minutes, 40 seconds and continue Northeasterly along said railroad bed, 275.60 feet; thence turn right 0 degrees, 39 minutes, 40 seconds and continue Northeasterly along said railroad bed, 224.40 feet; thence turn left 96 degrees, 35 minutes and run Nororthwesterly, 50.00 feet; thence turn right 89 degrees, 26 minutes, 40 seconds and run Northeasterly 228.55 feet to the Point of Beginning; thence turn left 94 degrees, 06 minutes, 20 seconds and run Northwesterly, 146.00 feet; thence turn right 94 degrees, 10 minutes and run Northeasterly 5.20 feet to a point on the Southwesterly right of way line of Valleydale Terrace (50' Right of way); thence turn right 69 degrees, 10 minutes, 18 seconds and run Southeasterly along said right of way, 140.27 feet to the point of a curve to the right, said curve having a central angle of 22 degrees, 15 minutes, 47 seconds and a radius of 121.77 feet; thence run Southeasterly along the arc of said curve and along said right of way, 47.32 feet to a point on the Northwesterly right of way of a public road and the point of a curve to the left, said curve having a central angle of 32 degrees, 12 minutes, 17 seconds and a radius of 142.46 feet; thence run Southwesterly along the arc of said curve and along said right of way, 80.07 feet to the end of said curve; thence turn left 16 degrees, 06 minutes, 09 seconds from the chord of said curve and run Southwesterly, 14.34 feet; thence turn right 152 degrees, 06 minutes, 15 seconds and run Northeasterly, 64.33 feet to the point of beginning

This land being a part of the Southeast quarter of the Southeast quarter of Section 25, Township 19 South, Range 3 West.

Situated in Shelby County, Alabama.

Inst # 1996-10122

03/28/1996-10122
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