

THE STATE OF ALABAMA

RELEASE OF LAND FROM MORTGAGE

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS that whereas the undersigned

Merchants & Planters Bank, Montevallo, Alabama, A corporation

is the owner and holder of record of that certain mortgage executed by

J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims

to Merchants & Planters Bank dated the 4th

day of April, 1996 and recorded in the office of the Judge of Probate of Shelby

County, Alabama, in Mortgage Book Inst. #1996-11425 XXXXX

in which mortgage the following described land and other land is described and conveyed:

Lot 23A, according to the survey of St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1996-19050

06/12/1996-19050
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SMA 11.00

WHEREAS, for the consideration herein set out, the said Merchants and

Planters Bank

has agreed to release from the lien of said mortgage the above described property.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One Dollar (\$1.00) and Merchants & Planters Bank

good and valuable consideration paid to the

J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims

by

on the execution

and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said

Merchants & Planters Bank

does hereby release, remise, convey and quit-claim

unto the said J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims

their heirs and assigns from the lien, operation and effect of said mortgage the land described in said mortgage

Inst # 1996-19050

06/12/1996-19050

12:02 PM CERTIFIED

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SHELBY COUNTY JUDGE OF PROBATE
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Mortgagor Merchants & Planters Bank

Mortgagee J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims

as hereinabove described.

As to all other land described 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 J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims

their heirs and assigns, forever. This release is given for the purpose of enabling J. Dennis Sims d/b/a JDS Homes and wife, Vicki D. Sims to make a

valid conveyance of said lands free and clear of lien of said mortgage and as enducement to acquire said land.

IN WITNESS WHEREOF the Merchants & Planters Bank

a corporation, acting by and through its President its duly

authorized officer, has caused this instrument to be signed, its name and corporate seal affixed thereto on

this the 11th day of June, 19 96

Merchants & Planters Bank

By: [Signature]
President

THE STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that

J. P. Kelly whose name as President

of Merchants & Planters Bank, Montevallo, Alabama

is signed to the foregoing instrument 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 as and for the act of said corporation on the day the same bears date.

Given under my hand and seal this the 11th day of June, 19 96

[Signature]
Notary Public

Notary Public, Alabama State At Large
My Commission Expires Jan. 21, 1997