

THE STATE OF ALABAMA
COUNTY OF Shelby

RELEASE OF LAND FROM MORTGAGE

Inst # 1996-19848

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 _____, 19 96 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 30, 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 # 1996-19848

06/19/1996-19848
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.00

WHEREAS, for the consideration herein set out, the said _____ Merchants and
Planters Bank _____ has agreed to
release from the lein 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 lein, operation and effect of said mortgage the land described in said
mortgage

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

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 17th day of June, 1996

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 17th day of June, 1996

[Signature]
Notary Public

Notary Public, Alabama State At Large
Inst # 1996-19848
My Comm. Expires June 21, 1997

06/19/1996-19848
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.00