

**PARTIAL MORTGAGE RELEASE**

STATE OF ALABAMA  
SHELBY COUNTY

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KNOWN ALL MEN BY THESE PRESENTS, that whereas, Jeff D. Falkner, Jr. executed a mortgage to First National Bank of Shelby County formerly known as First National Bank of Columbiana which is recorded in Real Book 372 Page 726 and Instrument Number 1992-27413, in the Probate Office of Shelby County, Alabama.

Whereas, Jeff D. Falkner, Jr. desires to pay the sum of Thirty Five Thousand Seven Hundred Fifty One and 51/100 Dollars to said First National Bank of Shelby County on said mortgage and to have the land described below released from said mortgage and said First National Bank of Shelby County desires to accept said consideration for the releasing of said property and agrees to release said land from said mortgage;

Now, therefore, the undersigned First National Bank of Shelby County in consideration of Thirty Five Thousand Seven Hundred Fifty One and 51/100 Dollars being paid to said First National Bank of Shelby County in hand paid by the said Jeff D. Falkner, Jr. the receipt whereof is hereby acknowledged, does hereby release, remise and quit claim unto the said Jeff D. Falkner, Jr. all the right, title and interest acquired under said mortgage in and to that part of the premises conveyed therein, and described as follows, to-wit;

Lots 13 and 14, according to the unrecorded map of Paradise Point Marina, Lease Lots, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of SW 1/4, Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said 1/4 - 1/4 Section a distance of 375 feet to a point; thence turn right and run West a distance of 175 feet to the point of beginning; thence continue West a distance of 153 feet to the SW corner of said Lot 14; thence run in a Northeasterly direction a distance of 224 feet to the NW corner of said Lot 13; thence run East along the North line of said Lot 13 a distance of 125 feet to the NE corner of same, being a point on the West line of Lot 10 of said unrecorded map; thence run South along the West line of Lots 10, 9 and 8, a distance of 220 feet, more or less, to the point of beginning. Together with rights of ingress and egress over Murphy Lane as guaranteed by deed recorded in Instrument #1994-34365, in Probate Office.

Post # 1996-30042


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TO HAVE AND TO HOLD to the said Jeff D. Falkner, Jr. and to its or their successors and assigns forever.

It is understood and agreed that this release shall not in any way impair or affect the right of the said mortgagee to hold the remainder to the premises conveyed in said mortgage and not hereby released as security for that part of the mortgage indebtedness remaining unpaid on said mortgage.

IN WITNESS WHEREOF, the Grantor First National Bank of Shelby County has hereunto set its hands and seals this the 11th day of September, 1996.

**FIRST NATIONAL BANK OF SHELBY COUNTY**

  
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William R. Justice  
In-House Counsel

FIRST NATIONAL BANK OF COLUMBIANA  
POST OFFICE BOX 977  
COLUMBIANA, ALABAMA 35061

**STATE OF ALABAMA**

**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William R. Justice whose name as In-House Counsel of First National Bank of Shelby County is signed to this instrument, and who is known to me acknowledged before me on this day that, being informed of the contents of such instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation (bank).

Given under my hand and seal this the 11<sup>th</sup> day of September, 1996.

Francis H. Sammons  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 7, 2000

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