

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA
SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS, that whereas, Donald Phillips Construction Co., Inc., an Alabama Corporation executed a mortgage to First National Bank of Shelby County formerly known as First National Bank of Columbiana which is recorded in Instrument Number 1996-17010, in the Probate Office of Shelby County, Alabama.

Whereas, Donald Phillips Construction Co., Inc., an Alabama Corporation desires to pay the sum of Eighty seven thousand thirty dollars and 51/100 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 Eight seven thousand thirty dollars and 51/100 being paid to said First National Bank of Shelby County in hand paid by the said Donald Phillips Construction Co., Inc., an Alabama Corporation the receipt whereof is hereby acknowledged, does hereby release, remise and quit claim unto the said Donald Phillips Construction Co., Inc., an Alabama Corporation 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;

Lot 27, according to the survey of Sommersby Townshomes, as recorded in Map Book 20, page 112 in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Donald Phillips Construction Co., Inc., an Alabama Corporation 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 18th day of September, 1996.

FIRST NATIONAL BANK OF SHELBY COUNTY


William R. Justice
In-House Counsel

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 18th day of September, 1996.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES JULY 12, 1997

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 36851

Inst # 1996-30906

09/18/1996-30906
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9:50
001 MCB