

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA
SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS, that whereas, Thomas R. Edwards and Claissa D. Edwards, husband and wife executed a mortgage to First National Bank of Shelby County formerly known as First National Bank of Columbiana which is recorded in Instrument Number 1996-11012, in the Probate Office of Shelby County, Alabama.

Whereas, Thomas R. Edwards and Claissa D. Edwards desires to pay the sum of One and 00/100 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 One and 00/100 being paid to said First National Bank of Shelby County in hand paid by the said Thomas R. Edwards and Claissa D. Edwards the receipt whereof is hereby acknowledged, does hereby release, remise and quit claim unto the said Thomas R. Edwards and Claissa D. Edwards 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;

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 West, being part of the same land described in a deed to Thomas R. and Claissa Edwards, recorded in deed book 353 at page 551, of the real property records of Shelby County, Alabama. Said Parcel of land to be known as Lot 1 of Westside Village and being more particularly described as follows:

Commencing at a rail found at the Northeast corner said Section 28;

Thence South 00 degrees 19 minutes 57 seconds West, along the East line of said Section, a distance of 818.45 feet to a 1/2" rebar set with an cap stamped "S. Wheeler RPLS 16165", on the South right-of-way of State Highway No. 70;

Thence North 88 degrees 02 minutes 24 seconds West, along said right-of-way, a distance of 38.14 feet to a point.

Thence along a curve, to the right in said right-of-way, having a radius of 5855.51 feet and a chord bearing of North 87 degrees 10 minutes 28 seconds West, an arc length of 176.86 feet to the point of beginning,

Thence continuing along said curve, a chord bearing of North 85 degrees 15 minutes 18 seconds West, an arc length of 215.50 feet to 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165";

Thence South 00 degrees 19 minutes 57 seconds West, a distance of 316.58 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165";

Thence South 89 degrees 40 minutes 03 seconds East a distance of 214.85 feet to a point;

Thence North 00 degrees 19 minutes 57 seconds East, a distance of 300.00 feet to the point of beginning. The herein described parcel contains 1.517 acres of land being Lot 1 Westside Village, Shelby County.

TO HAVE AND TO HOLD to the said Thomas R. Edwards and Claissa D. Edwards 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.

01/10/1997-01039
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 12.00

Inst # 1997-01039

IN WITNESS WHEREOF, the Grantor First National Bank of Shelby County has hereunto set its hands and seals this the 31st day of January, 1997.

FIRST NATIONAL BANK OF SHELBY COUNTY

William R. Justice
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 31st day of January, 1997.

Judith Davis
Notary Public
My Commission Expires: 7/3/98

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SHELBY COUNTY JUDGE OF PROBATE
NOT NCS 12.00