

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA }
SHELBY COUNTY }

KNOWN ALL MEN BY THESE PRESENTS, that whereas, Roderick Osborn and Ramona Gay Osborn, husband and wife executed a mortgage to First National Bank of Shelby County which is recorded in Instrument Number 1998-09545, in the Probate Office of Shelby County, Alabama.

Whereas, Roderick Osborn and Ramona Gay Osborn, husband and wife 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 Dollars being paid to said First National Bank of Shelby County in hand paid by the said Roderick Osborn and Ramona Gay Osborn, husband and wife the receipt whereof is hereby acknowledged, does hereby release, remise and quit claim unto the said Roderick Osborn and Ramona Gay Osborn, husband and wife, 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;

Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 1 East, proceed North 02 degrees 29 minutes East 440.00 feet to the point of beginning of the property herein described; thence continue North 02 degrees 29 minutes East 440.00 feet to a point; thence South 90 degrees 00 minutes West 200.00 feet to a point; thence South 02 degrees 29 minutes West 440.00 feet to a point; thence North 90 degrees 00 minutes East 200.00 feet to the point of beginning. Said property is located in the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 1 East in Shelby County, Alabama, and contains 2.02 acres, more or less. ALSO, a thirty (30) foot easement for an access drive into said property, described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 1 East, proceed North 02 degrees 29 minutes East 440.00 feet to a point; thence South 90 degrees 00 minutes West 200.00 feet to a point; thence North 02 degrees 29 minutes East 15.01 feet to the point of beginning of the easement herein described, the easement is to be fifteen (15) feet either side of, perpendicular from and parallel to the following described centerline; from point of beginning proceed South 90 degrees 00 minutes West 215.02 feet to a point; thence South 02 degrees 29 minutes West 193.78 feet to a point; thence North 77 degrees 19 minutes West 109.02 feet to a point; thence North 89 degrees 41 minutes West 179.91 feet to a point; thence North 70 degrees 06 minutes West 100.26 feet to a point; thence North 17 degrees 36 minutes West 119.74 feet to a point; thence North 13 degrees 03 minutes East 115.22 feet to a point; thence North 01 degrees 44 minutes East 99.98 feet to a point; thence North 42 degrees 42 minutes West 54.04 feet to a point; thence North 76 degrees 28 minutes West 94.72 feet to a point; thence South 74 degrees 35 minutes West 348.75 feet to a point; thence South 49 degrees 09 minutes West 161.41 feet to a point; thence South 29 degrees 40 minutes West 167.10 feet to a point; thence South 32 degrees 36 minutes West 365.37 feet to a point; thence South 00 degrees 36 minutes West 222.73 feet to the point of termination.

TO HAVE AND TO HOLD to the said Roderick Osborn and Ramona Gay Osborn, husband and wife 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.

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IN WITNESS WHEREOF, the Grantor First National Bank of Shelby County has hereunto set its hands and seals this the 8th day of January, 1999.

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 8th day of January, 1999.

James H. Taylor
Notary Public

My Commission Expires: 12/17/99

Inst #: 1999-01748

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SHELBY COUNTY JUDGE OF PROBATE
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