

PARTIAL RELEASE OF MORTGAGE

WHEREAS E. JEFFREY BENTLEY and RUSSELL D. RICHARDSON, (Mortgagor) by a Mortgage, dated September 14, 1998, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, as Instrument Number 1998-37963, and re-recorded in Instrument # 1999-41867, with Subordination Agreement filed in Instrument #1998-37965 granted and conveyed to Pinnacle Bank (Mortgagee) its successors and assigns, the premises in the Mortgage to secure the payment of a certain debt or sum in the principal amount of \$40,000.00 with interest; and

NOW THEREFORE, the Mortgagee has granted, released, quit claimed, exonerated, and discharged, and by these presents does grant, release, quit-claim, exonerate, and discharge, to the Mortgagor, and its successors and assigns, all of the property described as follows:

A part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West, identified as Tract No. 21, Project No. STPAA-458 (1), Shelby County, Alabama, and being more fully described as follows:

Commence at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, thence east along the South line of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ a distance of 134 feet, more or less, to the present southeast right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 146 feet, more or less, to the Southwest property line and the point of beginning of the property herein to be conveyed; thence continue northeasterly along said southeast right of way line a distance of 144 feet, more or less, to the northeast property line; thence southeasterly along said property line a distance of 70 feet, more or less, to a point that is 90 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458 (1); thence southwesterly, parallel with said centerline a distance of 130 feet, more or less, to the South property line; thence westerly along said property line a distance of 71 feet, more or less, to the point of beginning. Containing 0.220 acre, more or less.

TO HOLD THAT PROPERTY, with all appurtenances belonging or pertaining to it, to the Mortgagor, and its successors and assigns, forever freed, exonerated, and discharged from the lien of the Mortgage.

PROVIDED that nothing contained in this Release shall in any way affect, alter, or diminish the lien or encumbrance of the Mortgage on the remaining part of the property, or the remedies at law for recovering against the Mortgagor, or its successors or

Inst # 2000-05764

02/24/2000-05764

10:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NWS 11.00

