

PARTIAL MORTGAGE RELEASE

20030908000600730 Pg 1/1 14.00
Shelby Cnty Judge of Probate, AL
09/08/2003 14:38:00 FILED/CERTIFIED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOWN ALL MEN BY THESE PRESENTS, that whereas, **Kerry R. Nivens** executed a mortgage to First National Bank of Shelby County which is recorded in **Instrument Number 1999-00285**, in the Probate Office of **Shelby County**, Alabama.

Whereas, Kerry R. Nivens 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 Kerry R. Nivens, the receipt whereof is hereby acknowledged, does hereby release, remise and quit claim unto the said Kerry R. Nivens 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;

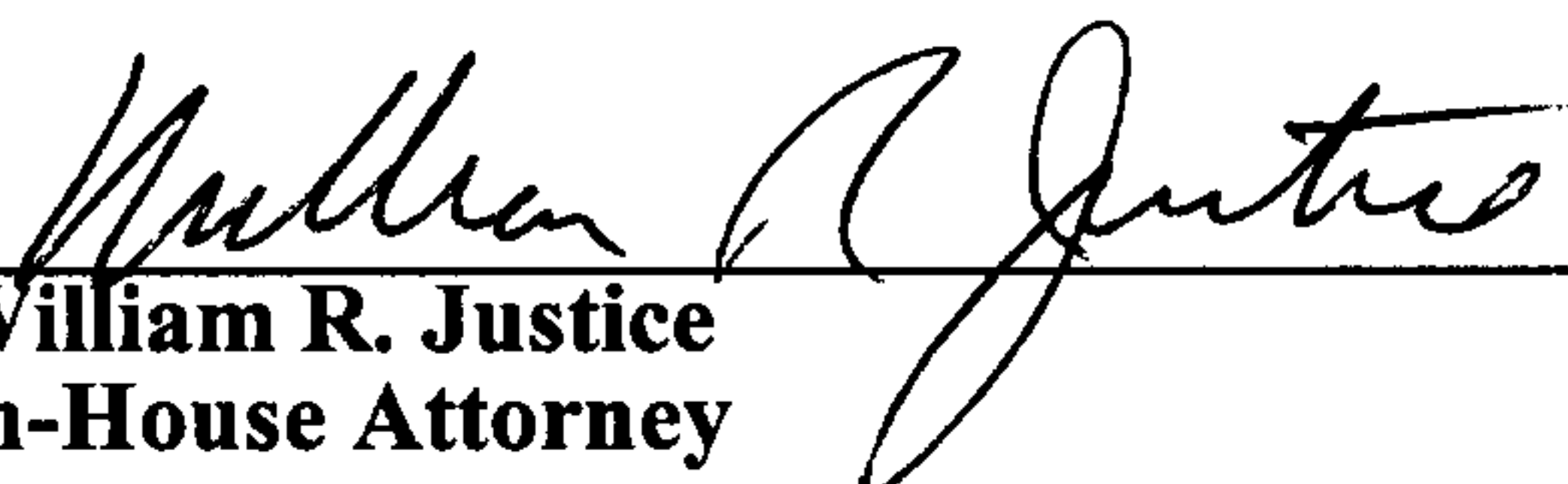
Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West; thence run South along the East line thereof for 179.87 feet; thence 90 degrees 00 minutes right run Westerly 888.05 feet to the westerly R/W of C.S.X. Railroad and the Point of Beginning; thence 40 degrees 18 minutes 24 seconds right run Northwesterly along said R/W for 502.80 feet to the southerly R/W of Old U.S. Highway 280; thence 69 degrees 31 minutes 50 seconds left run Westerly along last said R/W for 52.36 feet to a curve to the right (having a radius of 518.36 feet and a central angle of 12 degrees 04 minutes 11 seconds); thence run along said curve and R/W for 109.19 feet; thence 118 degrees 26 minutes 53 seconds left from tangent of said curve run Southeasterly 269.80 feet; thence 109 degrees 49 minutes 56 seconds right for 111.50 feet; thence 94 degrees 53 minutes 25 seconds left run Southeasterly 270.66 feet to the centerline of a branch; thence 85 degrees 45 minutes 38 seconds left run Easterly along said branch for 143.89 feet; thence 11 degrees 18 minutes 32 seconds right continue along said branch for 80.82 feet; thence 39 degrees 12 minutes 53 seconds left run Northeasterly 157.80 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Kerry R. Nivens 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 3rd day of September 2003..

FIRST NATIONAL BANK OF SHELBY COUNTY

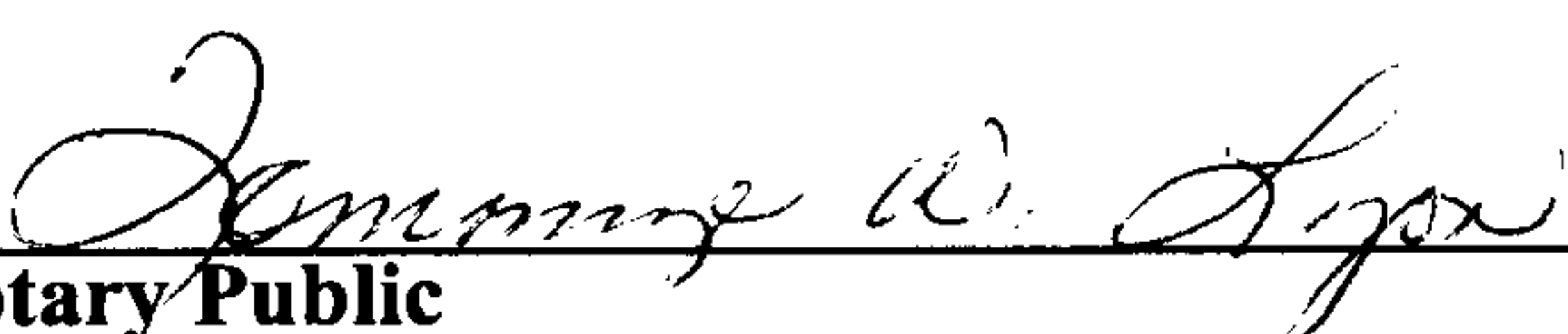


William R. Justice
In-House Attorney

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 Attorney 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 3rd day of September 2003.



Notary Public

My Commission Expires: 12-19-03

First National Bank of Shelby County
Real Estate Department
P. O. Box 977
Columbiana, AL 35051