


20110912000269030 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/12/2011 01:13:03 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
RBC BANK (USA) *Jacklynn Caskey*
11011 Richmond Avenue, Suite 850
Houston, Texas 77042

RETURN TO:
RECORD & RETURN TO 20214
CT LIEN SOLUTIONS
P.O. BOX 29071
Glendale, CA 91209-9071

29761550-AL-Shelby

Loan No. 7417-20851649-001

PARTIAL RELEASE OF MORTGAGE

THE STATE OF ALABAMA §
§
COUNTY OF SHELBY §

The undersigned, **RBC BANK (USA)**, a North Carolina banking corporation (formerly known as RBC CENTURA BANK), successor by merger to FIRST AMERICAN BANK having its principal place of business at 11011 Richmond Avenue, Suite 850, Houston, Texas 77042, the Mortgagee named in that certain Mortgage executed by **SHADY HOLLOW DEVELOPMENT, INC.** and recorded in Mortgage Instrument No. 20050715000354800 of the Probate Records of Shelby County, Alabama (and said Mortgage and Security Agreement having been duly transferred and assigned to **RBC BANK (USA)**, a North Carolina banking corporation (formerly known as RBC CENTURA BANK), successor by merger to FIRST AMERICAN BANK, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, has and by these presents does hereby **RELEASE AND CANCEL** from the lien of the said mortgage, the following described real property situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

This partial release shall not otherwise affect the lien of the aforementioned mortgage.

IN WITNESS WHEREOF, RBC BANK (USA), a North Carolina banking corporation (formerly known as RBC CENTURA BANK), successor by merger to FIRST AMERICAN BANK, has caused its corporate seal to be hereto affixed and this instrument to be executed by its duly authorized officers with full authority so to do.

Dated August 22, 2011.

RBC BANK (USA), a North Carolina banking corporation
(formerly known as RBC CENTURA BANK), successor by
merger to FIRST AMERICAN BANK

Jacklynn Caskey

Jacklynn Caskey
Vice President

Attest:

As its: _____

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 30 day of August, 2011, by Jacklynn Caskey, Vice President, RBC BANK (USA), a North Carolina banking corporation (formerly known as RBC CENTURA BANK), successor by merger to FIRST AMERICAN BANK, an officer of said entity, is personally known to me or has produced _____ as identification.



Stacey Guynes

Notary Public in and for
The State of T E X A S

My Commission Expires: 7-5-13

This Instrument was prepared by:
Jacklynn Caskey, Vice President
RBC BANK (USA)
11011 Richmond Avenue, Suite 850
Houston, Texas 77042

partial release 4.12 acres
Mygre



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EXHIBIT "A"

Parcel B

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning, thence S 89° 08' 55" W, a distance of 582.55 feet, thence N 41° 21' 47" W, a distance of 135.20 feet to the Southerly right of way Shelby County Hwy 36, thence N 51° 53' 52" E along said right of way, a distance of 125.62 feet to a point of curve to the right having a radius of 1,460.00 feet and a central angle of 04° 13' 04", said curve subtended by a chord bearing N 54° 00' 24" E and a chord distance of 107.45 feet, thence Northeasterly along the arc of said curve and along said right of way a distance of 107.48 feet, thence N 56° 06' 56" E along said right of way, a distance of 43.62 feet to a point of curve to the right having a radius of 560.00 feet and a central angle of 13° 10' 01", said curve subtended by a chord bearing N 62° 41' 56" E and a chord distance of 128.41 feet, thence Northeasterly along the arc of said curve and along said right of way a distance of 128.69 feet to a point of compound curve having a radius of 290.00 feet and a central angle of 28° 56' 05", said curve subtended by a chord bearing N 83° 44' 59" E and a chord distance of 144.90 feet, thence Easterly along the arc of said curve and along said right of way, a distance of 146.45 feet, thence S 81° 46' 58" E along said right of way, a distance of 162.82 feet to a point of curve to the left having a radius of 390.00 feet and a central angle of 04° 01' 15", said curve subtended by a chord bearing S 83° 47' 35" E and a chord distance of 27.36 feet, thence Easterly along the arc of said curve and along said right of way a distance of 27.37 feet, thence S 00° 37' 21" E and leaving said right of way, a distance of 306.25 feet to the point of beginning

Also a perpetual non-exclusive easement and right of way for ingress and egress as recorded in Instrument No 1997-14512 and Instrument No 1996-14098 in the Office of the Judge of Probate of Shelby County, Alabama