

STATE OF ALABAMA)

SHELBY COUNTY)


20130318000110520 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/18/2013 11:19:23 AM FILED/CERT

PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT **Mortgage Electronic**

Registration Systems, Inc. (“Mortgagee”) is the owner and holder or record of that certain mortgage executed by **Jimmy G. and Ann D Russ** (“Mortgagor”).

Said mortgage was executed on **December 16, 2010** and recorded with the Shelby County, Alabama, Judge of Probate Office on **December 28, 2010** and in **Instrument Number: 20101228000434160.**

NOW, Mortgagee does hereby release, remise, convey, and quit claim onto Mortgagor and their heirs and assigns from the lien, operation and effect of said mortgage on that part of the property described as follows:

A part of the NE ¼ of the SE ¼ , Section 5, Township 14-S, Range 7-W, identified as Tract No. 3 on Project No. BRF-0005(534) in Walker County, Alabama and being more fully described as follows:

Commencing at a 4” x 4” concrete monument on the SW R/W line of SR-5;

thence S 46°32’9” E and along the said present R/W line a distance of 283.42 feet to a point on the said present R/W line (said point defined by a ½” rebar on the mortgagor’s NW property line), which is the point of BEGINNING;

thence S 46°32’9” E and along the said present R/W line a distance of 115.63 feet to a point on the mortgagor’s SE property line (said point defined by a found ½” rebar);

thence S 43°16’57” W and along the mortgagor’s said property line a distance of 16.21 feet to a point on the acquired R/W line (said line between a point that is offset 80’ and perpendicular to centerline of SR-5 at station 215 + 75 and a point that is offset to the present R/W line of SR-5 and perpendicular to centerline of SR-5 at station 216 + 20);

thence N 72°25’42” W and along the acquired R/W line a distance of 25.29 feet to a point on the acquired R/W line (said point offset 80’ and perpendicular to centerline of SR-5 at station 215 + 75);

thence N 48°12’48” W and along the acquired R/W line a distance of 40.26 feet to a point on the acquired R/W line (said point offset 80’ and perpendicular to centerline of SR-5 at PC station 215+ 46.16);

thence N 48°12’48” W and along the acquired R/W line a distance of 46.18 feet to a point on the acquired R/W line (said point offset 80’ and perpendicular to centerline of project at station 215 + 00);

thence N 28°55’6” W and along the acquired R/W line a distance of 6.82 feet to a point on the mortgagor’s NW property line;

thence N 43°26'24" E and along the mortgagor's said property line a distance of 27.72 feet to the point and place of BEGINNING, containing 0.07 acres, more or less.

The right of way hereby granted is more particularly located and described as follows, to-wit:

And as shown on the right of way map of Project No. BR-0025 (500) of record in the Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the property plat attached hereto and made a part of:

As to all other described and conveyed land in said mortgage, the lien shall remain in full force and effect, unaffected by this release. This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said land free and clear of lien of said mortgage to the State of Alabama.

In witness whereof, I set my hand and seal this 28th day of February, 2013.

Mortgage Electronic Registration Systems, Inc

Dawnmarie Pawelczyk
(Signature)

By: DAWNMARIE PAWELECYK

Its Assistant Secretary
(Please print name and title)

ACKNOWLEDGMENT FOR CORPORATION

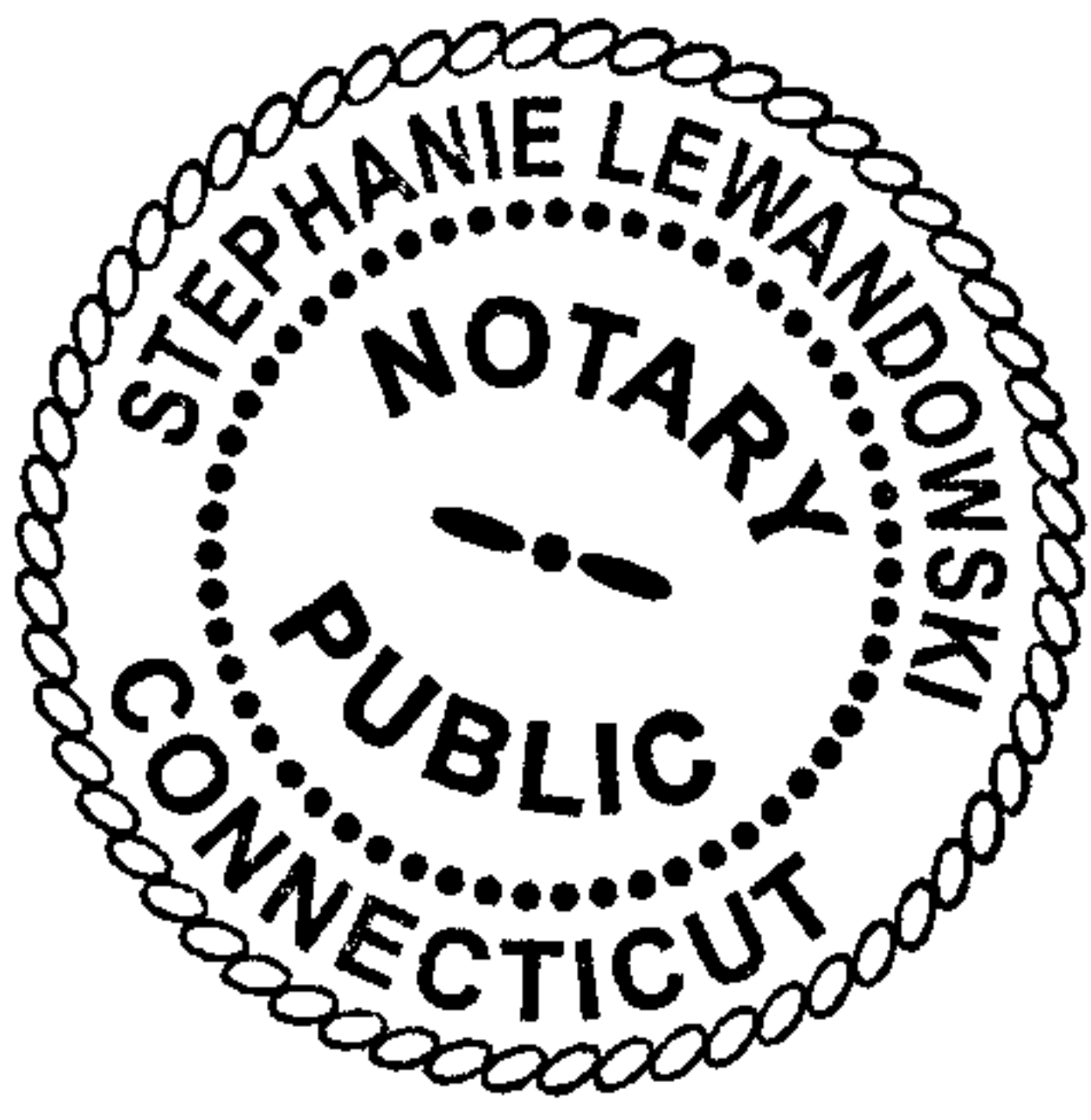
STATE OF Connecticut)

COUNTY OF New Haven)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Dawnmarie Pawelczyk, whose name as Assistant Secretary (title) of Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, Dawnmarie Pawelczyk as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.


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Given under my hand and official seal, this the 28th day of February, 2013.



Stephanie Lewandowski
Notary Public

My Commission Expires: STEPHANIE LEWANDOWSKI
NOTARY PUBLIC
State of Connecticut
My Commission Expires
February 28, 2013

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