


This instrument was prepared by:
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20131220000487170 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/20/2013 01:24:33 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that **NATIONSTAR MORTGAGE LLC** (“Lender”), for good and valuable consideration and in order to cure an error in the legal description contained in the mortgage hereinafter referenced, to it in hand paid by **JEANIE JOHNSON, the single widow of Borrower Lewis W. Johnson**, the receipt of which is hereby acknowledged, does hereby **RELEASE** and **DISCHARGE** as security for that certain Mortgage granted by Borrower in favor of Lender’s predecessor dated March 14, 2005 and recorded on April 6, 2005 in the Office of the Judge of Probate of Shelby County, Alabama (the “Probate Court”) as Instrument Number 20050406000158310 (the “Mortgage”) the following described real estate, situated in the County of Shelby, State of Alabama, to wit:

Commence at the Northeast corner of the SW ¼ of the SW ¼, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said ¼ ¼ for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 Degrees 27 Minutes 01 Seconds to the right and run 211.10 feet; thence turn an angle of 88 Degrees 27 Minutes 01 Seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 Degrees 42 Minutes 57 Seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 Degrees 09 Minutes 49 Seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 Degrees 20 Minutes 51 Seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 Degrees 04 Minutes 04 Seconds to the left and run along said creek 197.24 feet; thence turn angle of 30 Degrees 17 Minutes 29 Seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 Degrees 48 Minutes 53 Seconds to the right and run along said creek 241.93 feet; thence turn

angle of 40 Degrees 26 Minutes 23 Seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 Degrees 22 Minutes 47 Seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 Degrees 59 Minutes 49 Seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 Degrees 00 Minutes 59 Seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 Degrees 44 Minutes 30 Seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 Degrees 16 Minutes 40 Seconds to the left and run Westerly along the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 1353.85 feet to a point, being the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 Degrees 49 Minutes 53 Seconds to the right and run Northerly along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 1105.62 feet to the point of beginning.

Said parcel is lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 35, Township 20 South Range 1 East, Shelby County, Alabama.

Easement:

Commence at the NE corner of deed of Wanda S. Collum as recorded in instrument No. 1995-1728, said point being the NE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property being 30 feet in width running northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the Intersection of the South Right of Way of Shelby County Highway #56. Situated in Shelby Country, Alabama.

Also a nonexclusive easement for ingress, egress and utilities over and across the following described property: A fourteen foot easement over and across the North 14 feet of the East 60 feet more or less, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and over the East 14 feet of the North 217.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama

In all other respects, the Mortgage shall remain in full force and effect except as to such other real estate, which was meant to be encumbered but was omitted in error, and which is now encumbered by that Second Corrective Mortgage dated 12-20-13 and recorded on 12-20-13 at 20131220000-487180 in the Probate Office. The indebtedness evidenced and secured by the Mortgage (the "Indebtedness") has not been satisfied. Lender reserves all rights and remedies available to it by contract and law to pursue

payment of the Indebtedness from any and all parties liable for the Indebtedness. Lender executes and records this document only to clear title to the property. Lender does not intend to and does not acknowledge full payment of the Indebtedness secured by the Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 18th day of December, 2013.

LENDER:

NATIONSTAR MORTGAGE LLC

By: *Rhonda Keller*

Its: Rhonda Keller **Assistant Secretary**

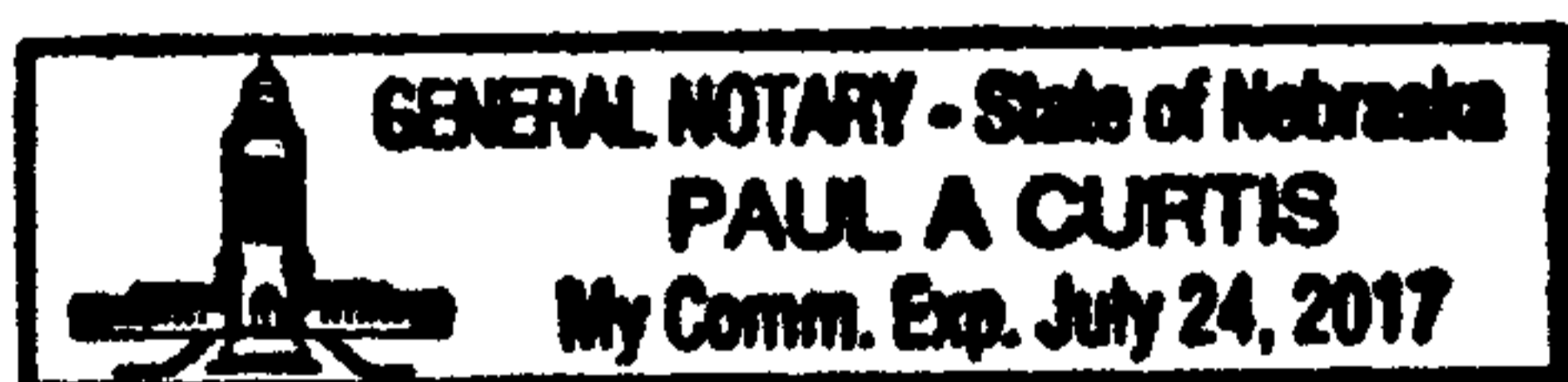
STATE OF Nebraska
COUNTY OF Scotts Bluff


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rhonda Keller, whose name as Assistant Secretary of Nationstar Mortgage, LLC, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of December, 2013.

NOTARIAL SEAL

Paul A Curtis
Notary Public
My Commission Expires: July 24, 2017




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