



20140908000281040 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/08/2014 12:27:36 PM FILED/CERT

Release of Assignment of Leases and Rents LN 2896012

Date of Document August 27, 2014.

WHEREAS, Grantee(s): Maddox Investments LLC
PO Box 68
Clarkton, MO 63837

by **IT'S** Assignment of Leases and Rents, dated the **26th** day of **JUNE, 2009**

and recorded in the Recorder's office, in and for the County of **SHELBY** and State of

Alabama, in **Instrument#20090720000278700** conveyed to **L Dwayne Hackworth**

The property in said deed described, in Trust, to secure to Grantor: **PEOPLES COMMUNITY BANK**

The payment of certain note or notes in said deed described and set forth; and whereas, the present owner or

owners of said property **HAVE FULLY** paid and satisfied said Assignment of Leases and Rents and note or notes, and is

or are justly and legally entitled to a **FULL** release of said Assignment of Leases and Rents.

Now, therefore, the undersigned,

PEOPLES COMMUNITY BANK
PO BOX 350
GREENVILLE, MO 63944

Party of the first part, present holder and legal owner of said deed of trust and note or notes, does hereby

Remise, Release and Quit-Claim unto the present owner or owners of said property, party or parties of the

Second part, **ALL** of the real estate in said deed of trust described, situated in the County of

SHELBY and State of Alabama, to-wit:

REFER TO EXHIBIT 'A' WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the same, with all the appurtenances thereto belonging unto the said party or parties of the second part, free, clear and discharged from the encumbrance of said Assignment of Leases and Rents.

IN WITNESS WHEREOF, the party of the first part has executed these presents this 3rd day of September, 2014

Attest:


CHERIE PULLIAM, BRANCH MANAGER


MIKE BOTKIN, VICE PRESIDENT

State of Missouri

County of BUTLER

} ss.

On this 3rd day of September, 2014, before me appeared

MIKE BOTKIN

to me personally known, who, being by me duly sworn, did say that he/she is VICE PRESIDENT

of Peoples Community Bank a Corporation of the State of, MISSOURI and

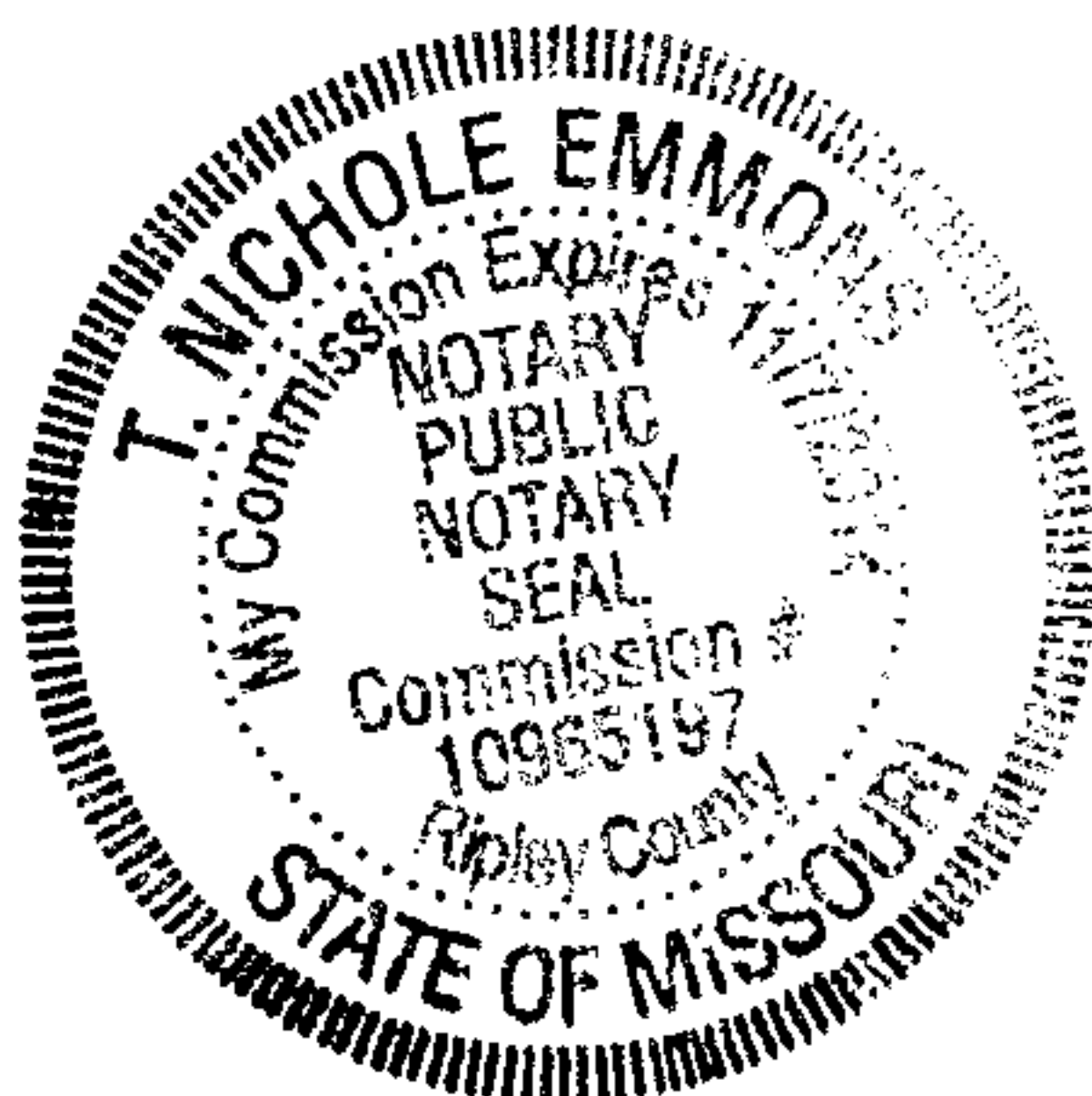
that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and


sealed in behalf of said corporation, by authority of its Board of Directors; and said MIKE BOTKIN

acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 11/07/2014




T NICHOLE EMMONS Notary Public.

By Alabama Title Co.
2233 2ND Ave N.
Blom AL 35203



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EXHIBIT 'A'

Legal Description

Post Office Alabaster, Alabama

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Commence at the Southwest Corner of Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, and run thence Easterly along the South line of said Section 11 a distance of 1,600.69 feet to a point on the East side of Alabama Highway No. 119; thence turn a deflection angle of 65 degrees 48 minutes 59 seconds left and run Northeasterly parallel with the future right-of-way line of Alabama Highway No. 119 a distance of 803.19 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 325.00 feet to a steel rebar corner; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds right and run a distance of 469.11 feet to a steel rebar corner; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds right and run Southwesterly parallel with the West line of subject property a distance of 325.00 feet to a steel rebar corner; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds right and run Northwesterly a distance of 469.11 feet to the point of beginning, containing 3.50 acres.

Subject to all previous mineral conveyances, reservations, and exceptions to any valid rights-of-way of record, and to any protective covenants or restrictions which may have been recorded in the records of Shelby County, Alabama, affecting the above-described property, as referenced in Deed recorded at Instrument Number 1999-18010, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to that certain reservation of all oil, gas, coal, or other hydrocarbons or minerals of any kind or description whatsoever lying in, under, or upon the above-described property, as referenced in Deed recorded at Instrument Number 1999-18010, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to those certain restrictions regarding conducting any surface operation upon the above-described property, including, but not limited to, drilling, stripping, piping, or storing, in connection with such rights, it being intended that such activities shall be conducted on other lands, as well as restrictions regarding exercising rights in a manner which would injure or damage any previous owner's improvements on the above-described property, or otherwise physically damage said property, as reference in Instrument Number 1999-18010, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to those two (2) certain fifty (50) foot temporary ingress & egress and utility easements from said property to Alabama Highway No. 119, which temporary easements shall terminate and be null and void upon the dedication and acceptance by the City Alabaster of the future streets, one (1) street running on the Northeast side of the above-described property in a Northwesterly direction to Alabama Highway No. 119, and the other street running parallel to Highway No. 119 on the Northwest side of the above-described property. Said temporary easements shall be within said proposed streets in a straight line to its connection with the now existing right-of-way of Alabama Highway No. 119, as referenced in instrument Number 1999-18010, in the Office of the Judge of Probate of Shelby County, Alabama.



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