

20141121000367550
11/21/2014 03:26:02 PM
PARTREL 1/3

Record and Return to:
Fiserv – Claims/Legal
Attn: Joyce Szymaszek
455 Winding Brook Drive, 3rd FL
Glastonbury, CT 06033
#0709396421

PARTIAL RELEASE


Wells Fargo Bank, N.A., Successor by merger to Wachovia Bank, N.A. ("Mortgagee"), the holder of that certain Mortgage executed by **Brian A. Cunningham and Susan Ann Cunningham**, dated April 13, 2007, recorded on May 8, 2007, in Book N/A at Page N/A as **Document/Instrument No. #20070508000216600** in the Official Records Office of the Judge of Probate of Shelby County, State of Alabama, ("Mortgage"), having been requested to release a portion of the estate granted to Mortgagee under said Mortgage, does hereby release unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by Mortgagee under said Mortgage to that portion of the property legally described as follows:


See Exhibit "A" attached hereto and made a part thereof.

The remaining property described in the Mortgage shall continue to be held under the terms thereof. As provided in the Mortgage, this Partial Release is made without affecting the personal liability of any person or the corporate liability of any corporation for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties to the Mortgage.

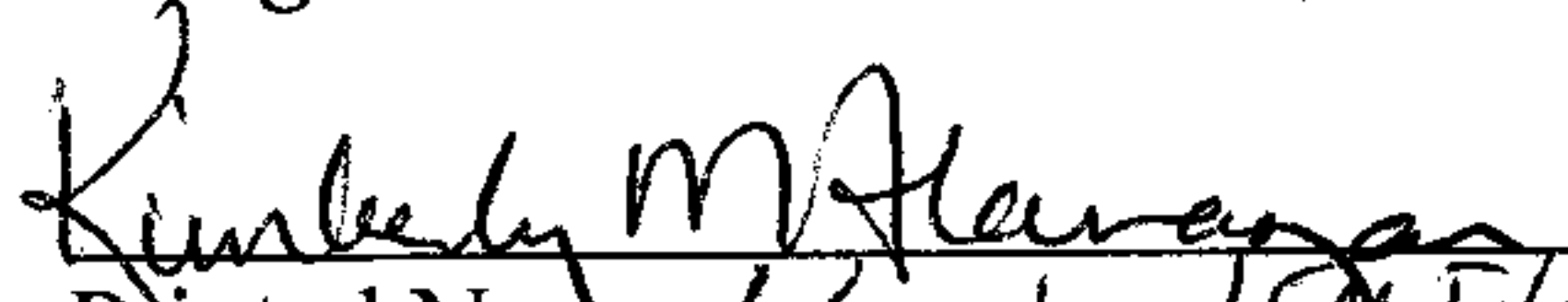
IN WITNESS WHEREOF, the undersigned, has executed this Partial Release on this November 18, 2014

Witnesses:


Printed Name: Lisa Wilton
Title: V.P. Loan Documentation


Printed Name: Tina Glumbik
Title: V.P. Loan Documentation

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A.


Printed Name: Kimberly M. Flanagan
Title: V.P. Loan Documentation

STATE OF MONTANA
COUNTY OF YELLOWSTONE

On 11/19/2014 before me, Teena M Smyth, the undersigned, a **Notary Public**
in and for said State, **personally appeared:**

Kimberly M. Flanagan V.P Loan Documentation, Wells Fargo Bank N.A.
● personally known to me **-OR-** ● proved to me on the basis of satisfactory evidence/ to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature *Teena M Smyth*
Name (type or printed) Teena M Smyth

My commission expires: 07/01/2015

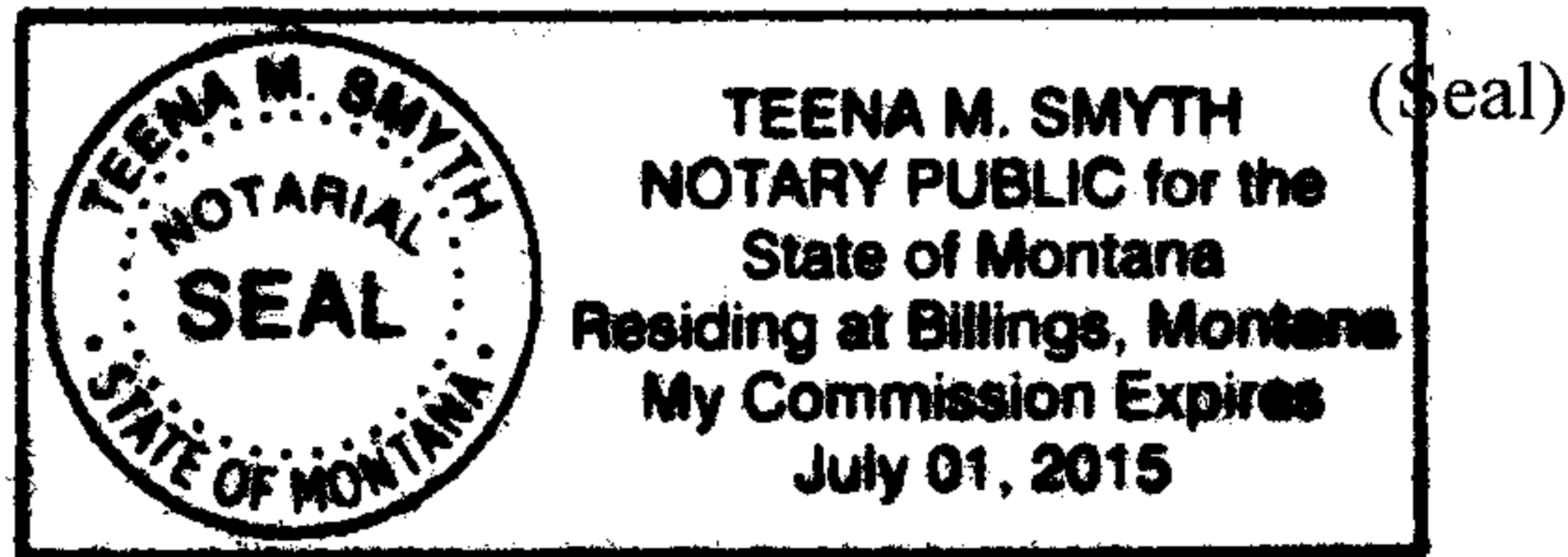


EXHIBIT A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY AND STATE OF ALABAMA,
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE SOUTH 5 DEGREES , 15 MINUTES EAST FOR A DISTANCE OF 155.00 FEET TO A FOUND CRIMP PIPE ON THE SOUTH LINE OF THE OLD PELHAM PUBLIC ROAD AS RECORDED BY DEED BOOK 230, PAGE 519; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 119 DEGREES 48 MINUTES 02 SECONDS AND GO IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 720.00 FEET TO THE POINT OF BEGINNING; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 108 DEGREES 34 MINUTES 35 SECONDS AND GO IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 220.33 FEET TO A POINT ON THE WEST BOUNDARY OF WILLIAM CUNNINGHAM PROPERTY; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 11 DEGREES 22 MINUTES 04 SECONDS AND GO IN A SOUTHERLY DIRECTION ALONG THE SAID WEST BOUNDARY FOR A DISTANCE OF 351.22 FEET TO THE NORTHWEST CORNER OF SUSAN AND BRIAN CUNNINGHAM PROPERTY AS RECORDED IN DEED BOOK 163, PAGE 645 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY TO A FOUND 5/8 INCH REBAR; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 120 DEGREES 03 MINUTES 39 SECONDS AND GO IN A NORTHEASTERLY DIRECTION ALONG THE SAID NORTH BOUNDARY FOR A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF JERRI C. CORN PROPERTY AS RECORDED BY DEED BOOK 254; PAGE 664 AND ALSO THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE EASEMENT; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 75 DEGREES 56 MINUTES 20 SECONDS AND GO IN A NORTHWESTERLY DIRECTION ALONG SAID EAST BOUNDARY FOR A DISTANCE OF 142.38 FEET; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 13 DEGREES 08 MINUTES 10 SECONDS AND GO IN A NORTHERLY DIRECTION ALONG SAID EAST BOUNDARY FOR A DISTANCE OF 43.85 FEET TO THE P. C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 199.87 FEET, A DELTA OF 38 DEGREES 28 MINUTES 54 SECONDS AND A CHORD OF 131.73 FEET; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 19 DEGREES 14 MINUTES 27 SECONDS TO THE CHORD OF SAID CURVE AND GO IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND SAID EAST BOUNDARY FOR A DISTANCE OF 134.24 FEET TO THE END OF SAID CURVE; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 19 DEGREES 14 MINUTES 27 SECONDS AND GO IN A NORTHEASTERLY DIRECTION ALONG SAID EAST BOUNDARY FOR A DISTANCE OF 64.26 FEET TO THE P. C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 98.64 FEET, A DELTA A OF 55 DEGREES 50 MINUTES 06 SECONDS, AND A CHORD OF 92.37 FEET; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 27 DEGREES 55 MINUTES 03 SECONDS TO THE CHORD OF SAID CURVE AND GO IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND SAID EAST BOUNDARY FOR A DISTANCE OF 96.13 FEET;; THENCE WITH A DEFLECTION ANGLE TO THE RIGHT OF 52 DEGREES 27 MINUTES 48 SECONDS AND GO IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 265.13 FEET TO A POINT ON THE WEST BOUNDARY OF JAMES RHODEN PROPERTY AS RECORDED BY DEED BOOK 238, PAGE 654; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 60 DEGREES 08 MINUTES 31 SECONDS AND GO IN A NORTHERLY DIRECTION ALONG SAID WEST BOUNDARY FOR A DISTANCE OF 167.19 FEET TO A FOUND 1 INCH REBAR AND THE NORTHWEST CORNER OF JAMES RHODEN PROPERTY; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 119 DEGREES 51 MINUTES 29 SECONDS AND GO IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 399.54 FEET TO A FOUND 1 INCH OPEN PIPE AND ALSO THE NORTHWEST CORNER OF WILLIAM CUNNINGHAM PROPERTY; THENCE WITH A DEFLECTION ANGLE TO THE LEFT OF 00 DEGREES 06 MINUTES 29 SECONDS AND GO IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 50.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.05 ACRES MORE OR LESS.

PARCEL ID: 14-2-10-0-000-003-003



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/21/2014 03:26:02 PM
\$20.00 CHERRY
20141121000367550