

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PARTIAL RELEASE


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE and no/100 Dollars (\$1.00), Servisfirst Bank, being the Mortgagee and owners of that certain mortgage indebtedness secured by those certain mortgages given by Evelyn Beers and Gregory C. Beers, to Servisfirst Bank, dated 12-27-2012 and filed for record in Instrument No. 20130102000001690, in the Office of the Judge of Probate of Shelby County, Alabama, does hereby release and quit claim the following described real estate from the lien, operation and effect of the above described mortgage, viz:

A parcel of land situated in the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the S.E. corner of the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along the East line of said N.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ for 1324.33 feet to the N.E. corner of said N.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$; thence turn a deflection angle left of $146^{\circ}52'15''$ and proceed southwesterly for 602.00 feet to the S.E. corner of the "Don and Helen Bunn" property as described in Deed Book 251, Page 762 and recorded in the office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90° and proceed northwesterly along the Southwest property line of said "Bunn" property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th. Place S.W.; thence turn a deflection angle left of $89^{\circ}34'10''$ and proceed southwesterly along said Westerly right of way margin of 4th. Place S.W. for 291.48 feet to the **POINT OF BEGINNING**; thence continue southwesterly along the last described course and along said Westerly right of way margin of 4th. Place S.W. for 50.00 feet to a point at the Northeast corner of that property belonging to Siluria Baptist Church and described in that certain mortgage document written by Siluria Baptist Church to The First Bank of Alabaster and dated April 12, 1966; thence leaving said Westerly right of way margin of 4th. Place S.W., turn a deflection angle right of $90^{\circ}00'33''$ and proceed northwesterly along the Northeasterly boundary line of said property belonging to Siluria Baptist Church for 171.70 feet to a point on the Southeast right of way margin of Alabama Highway #119, said Southeast right of way margin being in a curve to the right, said curve having a central angle of $02^{\circ}34'59''$ and a radius of 1110.25 feet; thence turn a deflection angle right of $86^{\circ}11'21''$ to tangent of said curve and proceed northeasterly along said Southeast right of way margin of Alabama Highway #119 and along the arc of said curve for 50.05 feet to a point; thence leaving said Southeast right of way margin of Alabama Highway #119, turn a deflection angle right of $91^{\circ}13'40''$ from tangent of last described curve and proceed southeasterly for 173.89 feet to the **POINT OF BEGINNING**.

Containing 0.199 acres more or less.


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All other real estate given as security for the above styled mortgage indebtedness is not released and all other terms and conditions of said mortgage remain the same and in full effect.

IN WITNESS WHEREOF, the said Servisfirst Bank, by Clark Zinsmeister its Vice President, who is authorized to execute this Partial Release, has hereto set its signature and seal this 27th day of MAY, 2015.

Servisfirst Bank

BY: Clark Zinsmeister

ITS: Vice President

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Clark Zinsmeister whose name as Vice President of Servisfirst Bank, is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of the instrument, (s)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 27th day of MAY, 2015.

Monica Renée Burrage
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/2/19



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