

Chilton County, Alabama
Judge Robert M. Martin
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TOTAL \$ 23.25
3 Pages

0194268

TYPE: R BOOK: 2015 PAGE: 194268

Loan No. 927588
Name: Alabama Timberlands, LLC
Assn: Alabama Farm Credit, ACA
Branch: Talladega

PARTIAL RELEASE

THE STATE OF ALABAMA §
COUNTY OF TALLADEGA §

20150917000326140 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/17/2015 11:56:59 AM FILED/CERT

THAT, Alabama Farm Credit, ACA D/B/A Alabama Farm Credit, FLCA (hereinafter "Lender") is the owner and holder of certain indebtedness, evidenced by promissory note(s) and secured by deed of trust or mortgage lien(s), respectively, either as original payee and mortgagee therein, or as assignee and/or transferee by instrument of record (or held unrecorded) in the county in which the land is situated, which note(s) and deed(s) of trust or mortgage(s) are particularly referred to herein as follows:

That certain deed of trust dated April 2, 2015, executed by Shane Wear, a/k/a Shane A. Wear and Alabama Timberlands, LLC, a Limited Liability Company acting herein by and through its duly authorized officer Shane Wear, Member, securing a promissory note in the original principal sum of \$341,000.00, recorded at Type R, Book 2015, Page 192140, of the Probate Office of Chilton County, Alabama, Instrument No. 20150410000115690 In The Office Of The Probate Judge Of Shelby County, Alabama And Document Number 298253 Of The Probate Office Of Tallapoosa County, Alabama, to which deed(s) of trust or mortgage(s) and the record thereof reference is here made for all pertinent purposes.

WHEREAS, the mortgagor(s) or assign(s) desire a release of the lien(s) above set forth insofar ONLY AND NO FURTHER as is concerned that certain tract of land or interest therein, located in Chilton County, Alabama and described as follows:

See Attached Exhibit "A".

NOW, THEREFORE, for a valuable consideration the receipt of which is hereby acknowledged, the LENDER, as mortgagee ONLY, acting herein by its duly authorized officers, does by these presents release from the lien(s) above described, and to which it as mortgagee may be entitled, such tract or interest in land which is particularly described above.

IT IS EXPRESSLY UNDERSTOOD, AND BY THE ACCEPTANCE OF THIS INSTRUMENT THE MORTGAGOR(S) OR THEIR ASSIGNS AGREE, that this is a partial release ONLY of the tract or interest in land above particularly described, and shall not and does not in any manner whatsoever release, change, modify, or affect the deed of trust or mortgage lien(s), contracts, covenants and powers of sale on the remaining lands and premises described in such deed(s) of trust or mortgage(s), and the same shall for all purposes exist and continue in full force and effect and to the extent and for the purposes therein set forth, the same as if this partial release had not been executed.

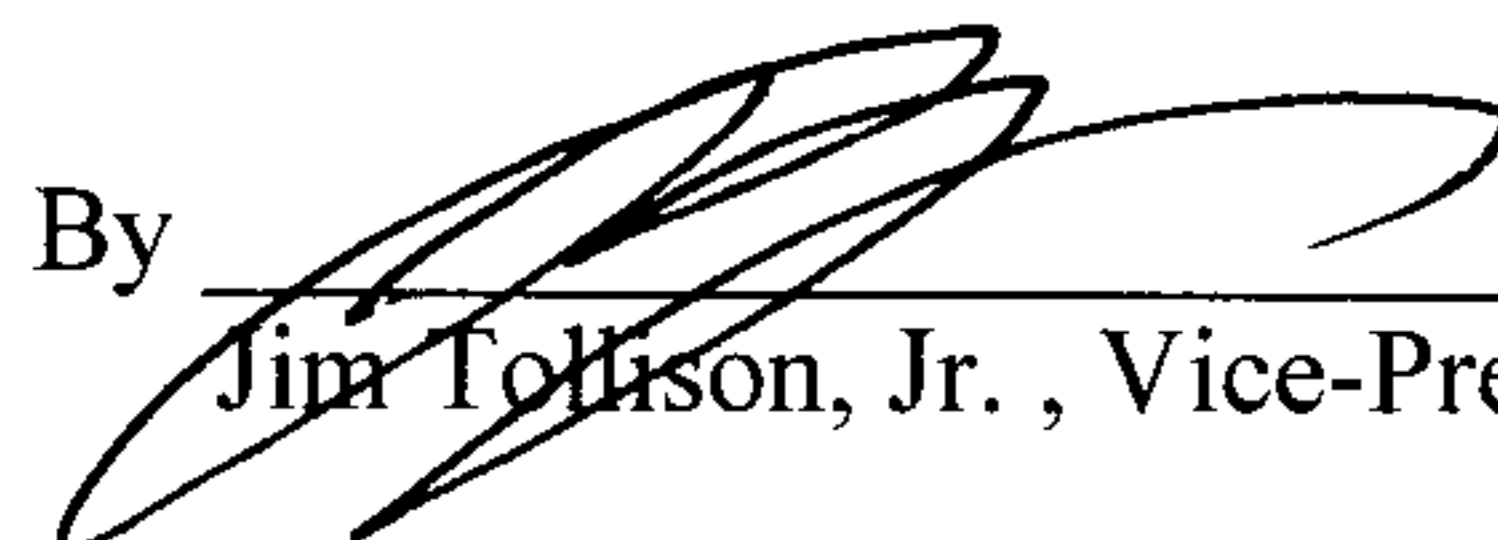
- ☐ This instrument is executed in multiple originals.
- ☐ This instrument is executed in lieu of and in substitution for a similar instrument executed by _____ on _____, which instrument was lost or misplaced before being filed for record.
- ☐ This instrument is executed in lieu of and in Correction of a similar instrument executed by _____ on _____, and recorded in Volume _____, Page _____, _____ County, Alabama.

Erasures, interlineations and appendages made and approved before execution.

EXECUTED by the Lender on July 9, 2015.

ALABAMA FARM CREDIT, ACA

By


Jim Tollison, Jr., Vice-President/Branch Mgr.

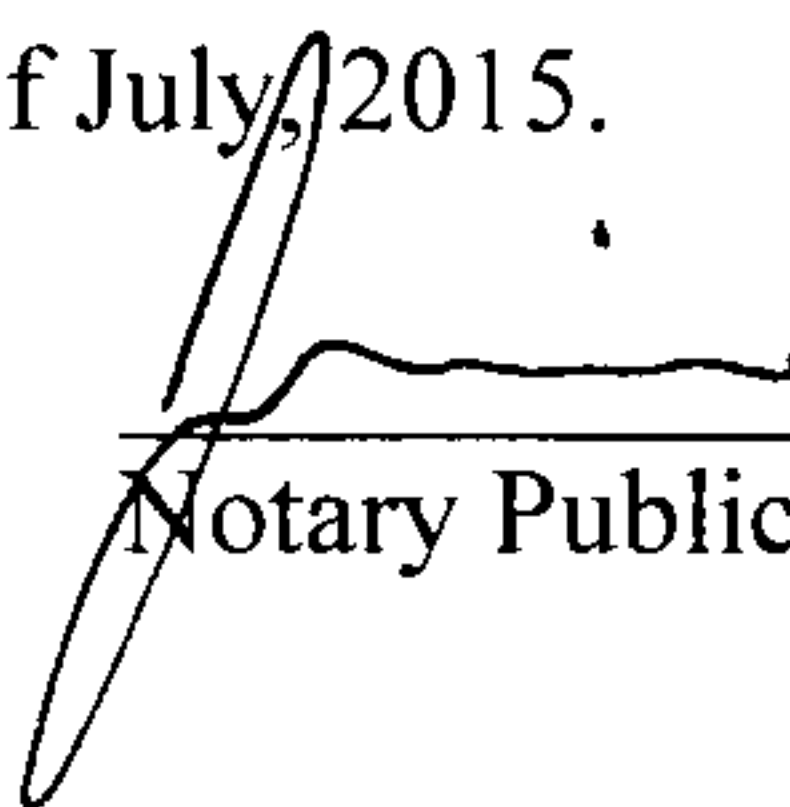
THE STATE OF ALABAMA §
COUNTY OF TALLADEGA §

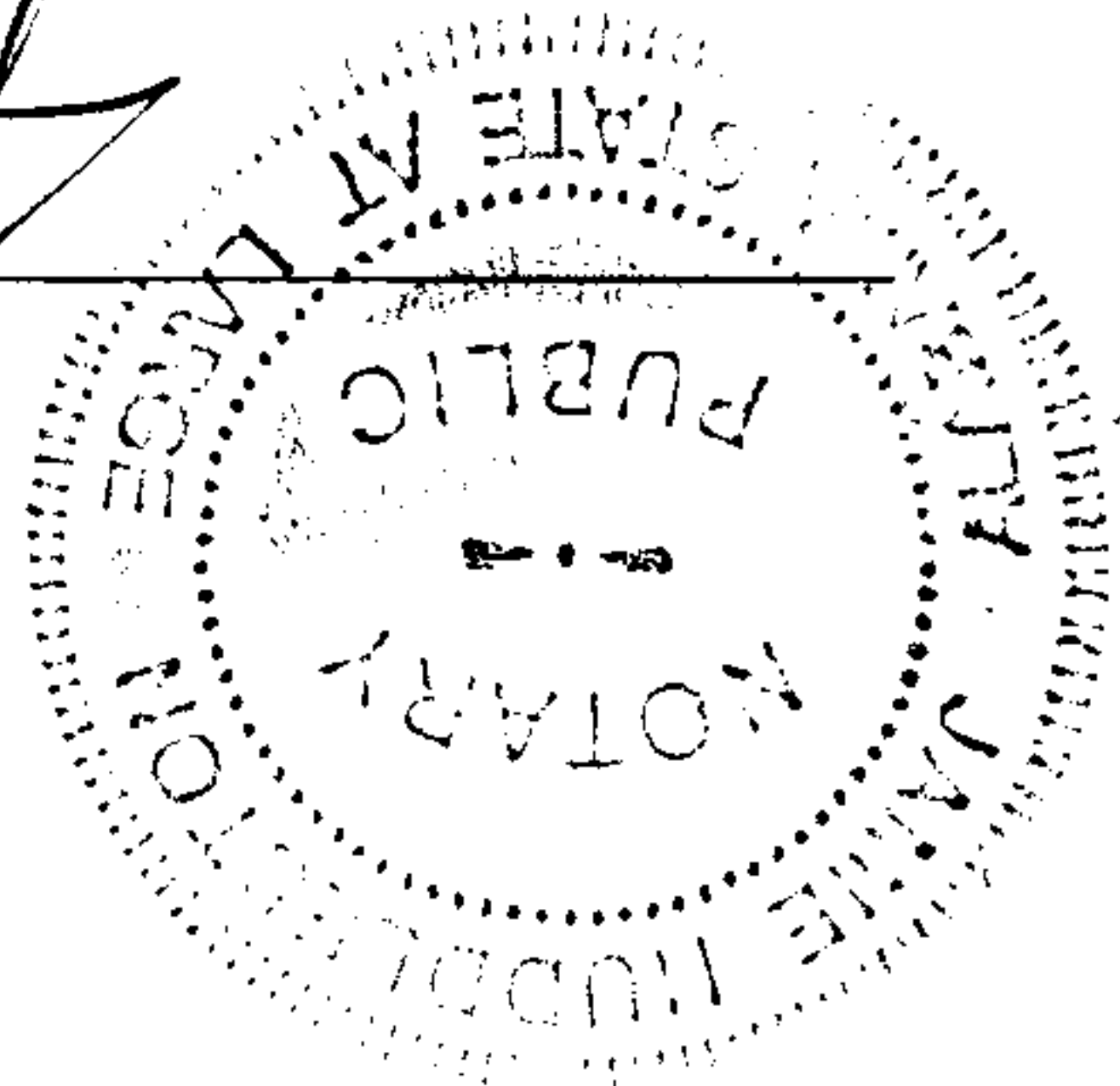
I, Jamie Huddleston, a Notary Public, in and for the State and County aforesaid, hereby certify that on this date, personally appeared before me, Jim Tollison, Jr., who is known to me, and whose names as Vice-President/Branch Manager of Alabama Farm Credit, ACA a federally chartered corporate instrumentality of the United States of America, is signed to the above and foregoing Partial Release, who acknowledge to me that being informed of the contents of said document, and in said representative capacity and with full authority and having been duly authorized so to do he signed and executed the same voluntarily as his own free act and deed, and for the purposes therein set forth, for and as the act of said Alabama Farm Credit, ACA, on the day and date therein set forth.

Given under my hand an official seal, this the 9th day of July, 2015.

My Commission Expires:

~~My Commission Expires 10-19-2016~~


Notary Public



THE STATE OF ALABAMA §
 §
COUNTY OF CHILTON §

THIS CERTIFIES that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the _____ day of _____, _____, at _____ o'clock ____M, and duly recorded by me on the _____ day of _____, _____ in Vol. _____, Page _____, of the Deed _____ Records of _____ County, _____.

Clerk of said County
By: _____ Deputy

THE STATE OF ALABAMA §
 §
COUNTY OF TALLAPOOSA §

THIS CERTIFIES that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the _____ day of _____, _____, at _____ o'clock ____M, and duly recorded by me on the _____ day of _____, _____ in Vol. _____, Page _____, of the Deed _____ Records of _____ County, _____.

Clerk of said County
By: _____ Deputy

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

THIS CERTIFIES that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the _____ day of _____, _____, at _____ o'clock ____M, and duly recorded by me on the _____ day of _____, _____ in Vol. _____, Page _____, of the Deed _____ Records of _____ County, _____.

Clerk of said County
By: _____ Deputy

This instrument prepared by:
Jamie Huddleston for
Alabama Farm Credit, ACA
D/B/A Alabama Farm Credit, FLCA
P. O. Box 639
Cullman, Alabama 35069



20150917000326140 2/3 \$20.00
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Exhibit "A"

Begin at the NW corner of Section 24, Township 24 North, Range 14 East, Chilton County, Alabama; thence South 88 degrees 47 minutes 51 seconds East 1306.61 feet; thence South 01 degrees 17 minutes 56 seconds West 2609.57 feet; thence North 88 degrees 47 minutes 51 seconds West 1306.61 feet; thence North 01 degrees 17 minutes 56 seconds East 2609.57 feet to the point of beginning.

Together with the rights to use of the Easements described in Book R 2007, Page 134304; and Book R 2007, Page 134305, in the Probate Office of Chilton County, Alabama.

Also together with the right to use that certain Access Right of Way Agreement by and between The Westervelt Company, Inc., and Donald McCarty and Jana Barrett Briley, dated July 26, 2007, and recorded in Book R 2007, Page 135415, in Probate Office.

Also Less and Except:

Begin at the NW corner of Section 24, Township 24 North, Range 14 East, Chilton County, Alabama; thence South 88 degrees 47 minutes 51 seconds East 1306.61 feet; thence South 01 degrees 17 minutes 56 seconds West 1175.00 feet also being the point of beginning; thence North 90 degrees 00 minutes 00 seconds West 258.00 feet; thence South 00 degrees 00 minutes 00 seconds East 350.00 feet; thence North 90 degrees 00 minutes 00 seconds East 258.00 feet; thence North 00 degrees 00 minutes 00 seconds East 350.00 feet to the point of beginning.



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