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02/11/2016 01:57:22 PM
PARTREL 1/2

THIS INSTRUMENT WAS PREPARED BY:
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NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400


201605080000459560 1/2
Bk: LR201512 Pg:25319
Jefferson County, Alabama
I certify this instrument filed on:
05/08/2016 02:59:16 PM RM
Judge of Probate- Alan L. King

STATE OF ALABAMA)
COUNTY OF SHELBY AND JEFFERSON)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That, for a valuable consideration the undersigned, Sensible Loans, Inc., does hereby release the hereinafter particularly described property in Exhibit "A" from the lien of that certain Mortgage dated 9/24/14 from Magnolia Management Group, Inc., Yelah Limited Partnership f/k/a Habshey Family Limited Partnership, and L & S Management Group, Inc., which said Mortgage was filed for record on 9/25/14 in the office of the Shelby County Judge of Probate in Instrument 20140925000300310 and refiled in the Jefferson County Judge of Probate in Book LR201416, Page 24561. The undersigned does hereby release all of the right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BUT IT IS EXPRESSLY UNDERSTOOD AND AGREED that this release shall no wise, and to no extent whatsoever, affect the lien of said Mortgage as to the remainder of the property described in and secured by said Mortgage.

IN WITNESS WHEREOF, the undersigned, Sensible Loans, Inc., by its President, whose name is Roy Hutcherson, who is authorized to execute this partial satisfaction, has hereto set his/her signature and seal, this 27 day of March, 2015.

Sensible Loans, Inc.

By: Roy Hutcherson
Title: President

STATE OF ALABAMA)
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy Hutcherson, whose name as President of Sensible Loans, Inc., 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 27 day of March, 2015.

Maria Hediger
Notary Public
My Commission Expires: _____

Notary Public - Alabama State At Large
My Commission Expires
August 27, 2017
Bonded Thru Notary Public Underwriters

[NOTARIAL SEAL]

EXHIBIT "A"

PARCEL 3 (PIN # 13-5-15-3-006-001.000, SOURCE OF TITLE - INSTRUMENT 1999-33878)

A PART OF LOT 1, BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID BLOCK 15 AND RUN WEST ALONG THE SOUTH SIDE OF 3RD AVENUE TO THE EAST SIDE OF 2ND STREET THENCE SOUTH ALONG 2ND STREET FIFTY FEET, THENCE EAST ACROSS SAID BLOCK 15 TO THE WEST SIDE OF MAIN STREET, THENCE NORTH ALONG THE WEST SIDE OF MAIN STREET TO THE POINT OF BEGINNING.

PARCEL 4 (PIN # 13-5-15-3-006-002.000, SOURCE OF TITLE - INSTRUMENT 1999-33878)

PART I OF PARCEL 4:

A PART OF LOT 1, BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THIRD AVENUE AND MAIN STREET, AND RUN SOUTH ALONG THE WEST SIDE OF MAIN STREET 50 FEET TO A POINT OF BEGINNING. THENCE CONTINUE SOUTH ALONG THE WEST SIDE OF MAIN STREET 50 FEET; THENCE WEST TO THE EAST SIDE OF SECOND STREET, THENCE NORTH ALONG THE EAST SIDE OF SECOND STREET, 50 FEET, THENCE EAST TO POINT OF BEGINNING

PART II OF PARCEL 4:

PART OF LOT 1, IN BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THIRD AVENUE AND MAIN STREET IN TOWN OF HELENA, ALABAMA AND RUN SOUTH ALONG THE WEST SIDE OF MAIN STREET 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH ALONG WEST SIDE OF MAIN STREET 50 FEET, THENCE WEST TO THE EAST SIDE OF 2ND STREET, THENCE NORTH ALONG THE EAST SIDE OF 2ND STREET, 50 FEET, THENCE EAST TO POINT OF BEGINNING.

PARCEL 5 (PIN # 13-5-15-2-001-030.000, SOURCE OF TITLE - INSTRUMENT 20061222000625280)

METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA COMPILED AS A SINGLE UNIT.

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET IN HELENA, ALABAMA 50.0' SOUTH OF THE MAIN LINE TRACK OF THE L&N RAILROAD, THENCE RUN EAST-SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID L&N RAILROAD A DISTANCE OF 140.0' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 18.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 68.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET, THENCE TURN AN ANGLE OF 89 DEGREES 39 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 6.75' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAME SAID LOT 2 A DISTANCE OF 30.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN WESTERLY ALONG THE EXACT MIDDLE LINE OF SAME SAID LOT 2 A DISTANCE OF 60.0' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAME SAID MAIN STREET, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG SAID EAST LINE OF SAID MAIN STREET A DISTANCE OF 78.75' TO THE POINT OF BEGINNING, MARKED ON EACH CORNER WITH A STEEL REBAR PIN AS OF DATE OF SURVEY.

ALSO THE FOLLOWING PROPERTY:

BEGIN AT THE NW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA. RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 6.75 FEET TO POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

BEGIN AT THE SW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA, WHICH POINT OF BEGINNING IN THE SW CORNER OF THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF HELENA, ALABAMA BY DEED FROM T.S. WALLACE AND WIFE, EUGINA WALLACE RECORDED IN DEED BOOK 187, PAGE 376 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF THE SAID S1/2 OF LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE SOUTHERN BOUNDARY OF LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY 6.75 FEET TO POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED.

PARCEL 9 (PIN # 13-5-15-3-006-007.000, SOURCE OF TITLE - INSTRUMENT 2000-42316)

A PART OF LOTS 10, 11, 12 & 13 IN BLOCK 15, ACCORDING TO THE SURVEY OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 10 AS DESCRIBED ABOVE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 96.14 FEET; THENCE TURN RIGHT 104°32'42" AND GO 60.00 FEET; THENCE TURN RIGHT 13°32'17" AND GO 45.29 FEET; THENCE TURN RIGHT 1°49'59" AND GO 59.04 FEET; THENCE TURN RIGHT 0°52'03" AND GO 85.80 FEET TO THE EAST LINE OF LOT 13; THENCE TURN RIGHT 152°43'05" AND RUN NORTH 222.77 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/11/2016 01:57:22 PM
\$19.00 DEBBIE
20160211000044580

20160508000453560 2/2
Bk: LR201512 Pg: 25319
Jefferson County, Alabama
05/08/2015 02:59:16 PM RM
Fee - \$16.00

Total of Fees and Taxes-\$16.00
GTHORNTON

James W. Fuhrmeister