



20160329000100470 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/29/2016 01:01:40 PM FILED/CERT

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This instrument was prepared by Alamerica Bank, 2170 Highland Avenue, South, Birmingham, AL 35205

RELEASE OF MORTGAGE

Alamerica Bank, which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by Cyrus B. Givianpour and CCN Asset Management Company, LLC as Mortgagor, and Alamerica Bank, as Mortgagee on June 28, 2010, to secure the debt or other obligation in the amount of \$74,311.45, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on July 7, 2010, in the Judge of Probate Office for Shelby County, Alabama and is indexed as 20100707000215420. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located in Jefferson & Shelby Counties, Alabama and legally described as:

See attached Exhibit "A"

LENDER:

Alamerica Bank

By 

Date 3-1-16

(Seal)

Robert M. Rockett, EVP / Senior Lending Officer

ACKNOWLEDGMENT.

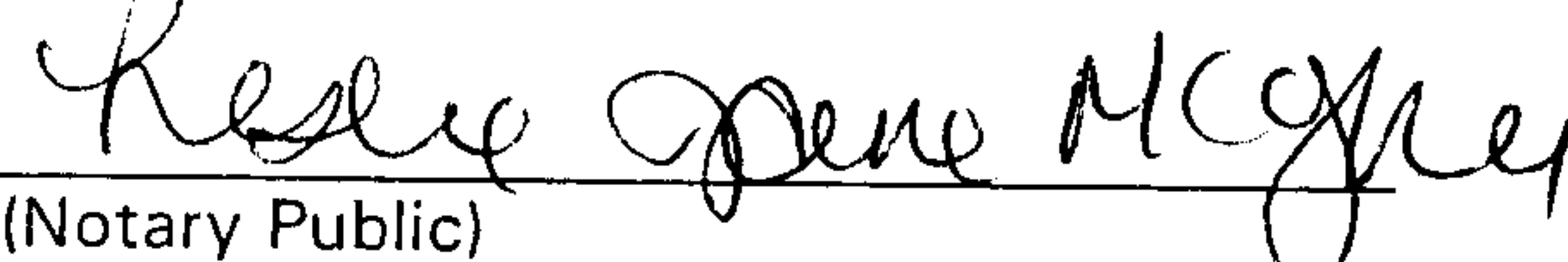
(Lender Acknowledgment)

STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Leslie Jane McGhee, a notary public, in and for said County in said State, hereby certify that Robert M. Rockett, whose name(s) as EVP / Senior Lending Officer of Alamerica Bank, a corporation, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 1st day of March 2016.

My commission expires:

July 31, 2017


(Notary Public)

Leslie Jane McGhee

EXHIBIT A

Parcel I

A parcel of land in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Section 2, Township 21 South, Range 3 West; thence run in a Southerly direction along the East line of said $\frac{1}{4}$ section for a distance of 344.50 feet to the point of beginning; thence continue in the same said Southerly direction for a distance of 74.50 feet; thence turn an interior angle to the left of $84^{\circ}22'02''$ and run in a Westerly direction for a distance of 608.96 feet; thence turn a deflection angle to the left of $86^{\circ}28'39''$ and run in a Southerly direction for a distance of 3.00 feet; thence turn an interior angle to the left of $93^{\circ}31'21''$ and run in a Westerly direction for a distance of 115.00 feet; thence turn an interior angle to the left of $86^{\circ}28'39''$ and run in a Northerly direction for a distance of 73.79 feet; thence turn an interior angle to the left of $93^{\circ}48'11''$ and run in an Easterly direction for a distance of 712.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A:

From the SW corner of Section 20, Township 19 South, Range 3 West, go East along Section line 635.0 feet to a stake; thence $90^{\circ}00'$ to the left and go 62.5 feet to a stake for point of beginning; continue line 137.5 feet to a stake; thence turn to the left $90^{\circ}00'$ and go 54.4 feet to a stake; thence turn to the right $137^{\circ}45'$ and go 171.8 feet to a stake; thence turn to the right for $90^{\circ}00'$ and go 197.0 feet to a stake; thence turn to the right $100^{\circ}00'$ and go 130.0 feet to a stake; thence turn to the right $12^{\circ}14'$ and go 102.78 feet to a stake point of beginning; being a part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 3 West, Jefferson County, Alabama; being situated in Jefferson County, Alabama, Bessemer Division.

LESS AND EXCEPT the following:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 3 West, more particularly described as follows:

Begin at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section and run East 635 feet; thence 90° left and run North 62.5 feet to point of beginning; thence continue North a distance of 54 feet; thence turn an angle of 147° and run Southeasterly 52.1 feet; thence turn an angle of 103° and run Westerly a distance of 30 feet to the point of beginning; being situated in Jefferson County, Alabama, Bessemer Division.

B:

From the SW corner of Section 20, Township 19 South, Range 3 West, proceed East along the South section line of the aforesaid section 635.0 feet; thence turn an angle of $90^{\circ}00'$ to the left and go 116.5 feet to a point, which is the point of beginning of the description of the property hereby described; thence from the point of beginning turn an angle to the left of $33^{\circ}00'$ and go 99.6 feet; thence turn an angle to the right of $123^{\circ}00'$ and go 54.4 feet; thence turn an angle to the right of $90^{\circ}00'$ and go 83.5 feet, more or less, to the point of beginning of the property hereby described, being a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 20, Township 19 South, Range 3 West, Jefferson County, Alabama, Bessemer Division.

Less and Except the following:

Less and except any portion of the above described property condemned in Case No. 42451 and recorded in Book LR200864, Page 8548 in the Probate Office of Jefferson County, Alabama, Bessemer Division.



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