

This Instrument was Prepared by:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

When Recorded Return to:

First Lowndes Bank – Fort Deposit Branch
c/o Jim Dunklin

PARTIAL RELEASE OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned FIRST LOWNDES BANK – FORT DEPOSIT BRANCH (the “Mortgagee”), acknowledges sufficient payment of the indebtedness secured by that certain Mortgage given by Columbiana Enterprises, LLC, an Alabama limited liability company to First Lowndes Bank – Fort Deposit Branch, in the amount of dated April 27, 2009, filed May 5, 2009 and recorded in Instrument #20090505000165870; together with UCC Financing Statement recorded in Instrument #20090505000165880, in the Probate Office of Shelby County, Alabama (the “Mortgage”); and


WHEREAS the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage the property described below:

NOW, THEREFORE, in consideration paid by the Mortgagor to the Mortgagee, the receipt of which is acknowledged by execution of this Release, the Mortgagee has granted, released, quit-claimed, exonerated, and discharged, and by these presents does grant, release, quit-claim, exonerate, and discharge, to the Mortgagor, and its successors and assigns, all of the property described as follows:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, previously described in Book 204, Page 519, of the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the South right of way line of Calera Montevallo Highway, also being Alabama Highway No. 25, with the East line of the Southwest Quarter of the Northwest Quarter of Section 4, also being the point of beginning; thence run South 89 degrees, 58 minutes, 08 seconds, West, 572.43 feet (550.00 deed) along said South right of way to the East line of property owned by Nash and Gwendolyn David (formerly Orval and Vera Jones); thence South 0 degrees, 15 minutes, 45 seconds, East 1601.51 feet (1600.00 deed) along said East property line and parallel to the East line of the Southwest Quarter of the Northwest Quarter; thence North 89 degrees, 58 minutes, 08 seconds, East, 572.43 feet (550.00 deed) to the East line of the Northwest Quarter of the Southwest Quarter of Section 4; thence North 0 degrees, 15 minutes, 45 seconds, West along said Quarter line, 1601.51 feet (1600.00 deed) to the point of beginning. Situated in Shelby County, Alabama. Less and except any part of the foregoing property sold to the State of Alabama for highway purposes as recorded in Deed Book 146, Page 359 and Instrument #1992-24263, in the Probate Office of Shelby County, Alabama.

TO HOLD THAT PROPERTY, with all appurtenances belonging or pertaining to it, to the Mortgagor, and its successors and assigns, forever freed, exonerated, and discharged of and from the lien of the Mortgage.


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Shelby Cnty Judge of Probate, AL
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PROVIDED that nothing contained in this Release shall in any way affect, alter, or diminish the lien or encumbrance of the Mortgage on the remaining part of the property, or the remedies at law for recovering against the Mortgagor, or its successors or assigns, the unpaid balance of the principal sum, with interest, as secured by the Mortgage.

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of Mortgage on April 15th, 2016.

FIRST LOWNDES BANK – FORT DEPOSIT
BRANCH

J. H. Dunklin (L. S.)
BY: JIM DUNKLIN
ITS: Regional President


STATE OF ALABAMA

COUNTY OF Bullock

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIM DUNKLIN whose name as the Regional Pres. of FIRST LOWNDES BANK – FORT DEPOSIT BRANCH, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand this 15th day of April, 2016.

Maria Marie Owen
Notary Public
My Commission Expires: My Commission Expires
January 28, 2020


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