

20160601000187180
06/01/2016 09:30:50 AM
PARTREL 1/3

Record and Return to:

Fiserv – Claims/Legal
Attn: Joyce Szymaszek
455 Winding Brook Drive, 3rd FL
Glastonbury, CT 06033
#0621900337

68144543671XXX SC 109257621 **PARTIAL RELEASE**


Wells Fargo Bank, N.A., Successor by merger to Wachovia Bank, N.A. ("Mortgagee"), of the holder of that certain Mortgage executed by **Pattie M. Browning and John Dow Browning**, in the amount of **\$172,000.00**, dated August 15, 2006, recorded on September 12, 2006, in Book N/A, Page N/A as **Document/Instrument No. 20060912000452440** in the Official Records Office of the Judge of Probate of Shelby County, State of Alabama, ("Mortgage"), having been requested to release a portion of the estate granted to Mortgagee under said Mortgage, does hereby release unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by Mortgagee under said Mortgage to that portion of the property legally described as follows:


See Exhibit "A" attached hereto and made a part thereof.

This Partial Release reconveys and releases only a portion of the real property and improvements subject to the Mortgage referred to above. The balance of such subject real property and improvements, as originally described in the Mortgage, continue to serve as security and collateral for the note and the loan secured by the Mortgage in the original amount set forth and reflected therein.

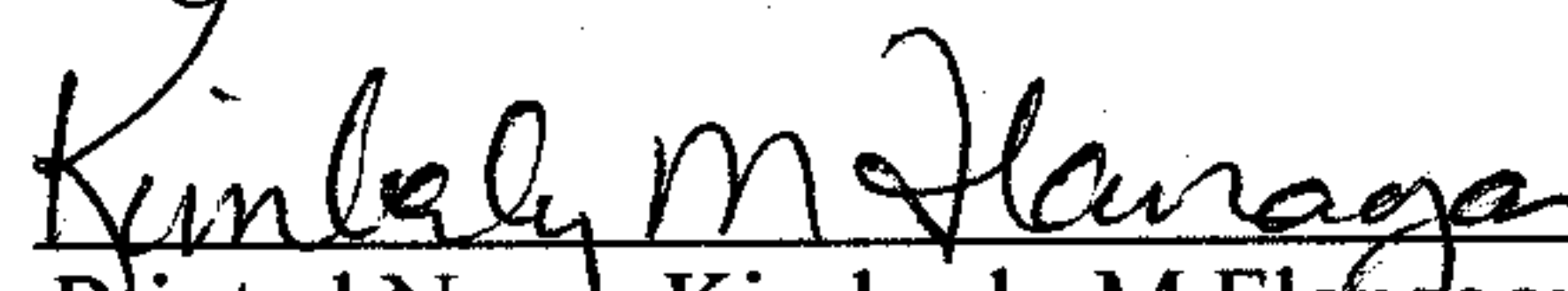
IN WITNESS WHEREOF, the undersigned, has executed this Partial Release on this September 25, 2015

Witnesses:


Printed Name: Lisa Wilm
Title: Loan Document Specialist


Printed Name: Barb Berglund
Title: Loan Document Specialist

**Wells Fargo Bank, N.A., successor by
merger to Wachovia Bank, N.A.**


Printed Name: Kimberly M Flanagan
Title: VP Loan Documentation

STATE OF MONTANA
COUNTY OF YELLOWSTONE

On September 25, 2015 before me, Teena M Smyth, the undersigned, a **Notary Public** in and for said State, **personally appeared: Kimberly M Flanagan**

V.P Loan Documentation, Wells Fargo Bank N.A.

● personally known to me –OR– ● proved to me on the basis of satisfactory evidence/ to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Teena M Smyth
Name: Teena M Smyth

2324 Overland Avenue
Billings, MT 59102

My commission expires: 07/01/2019

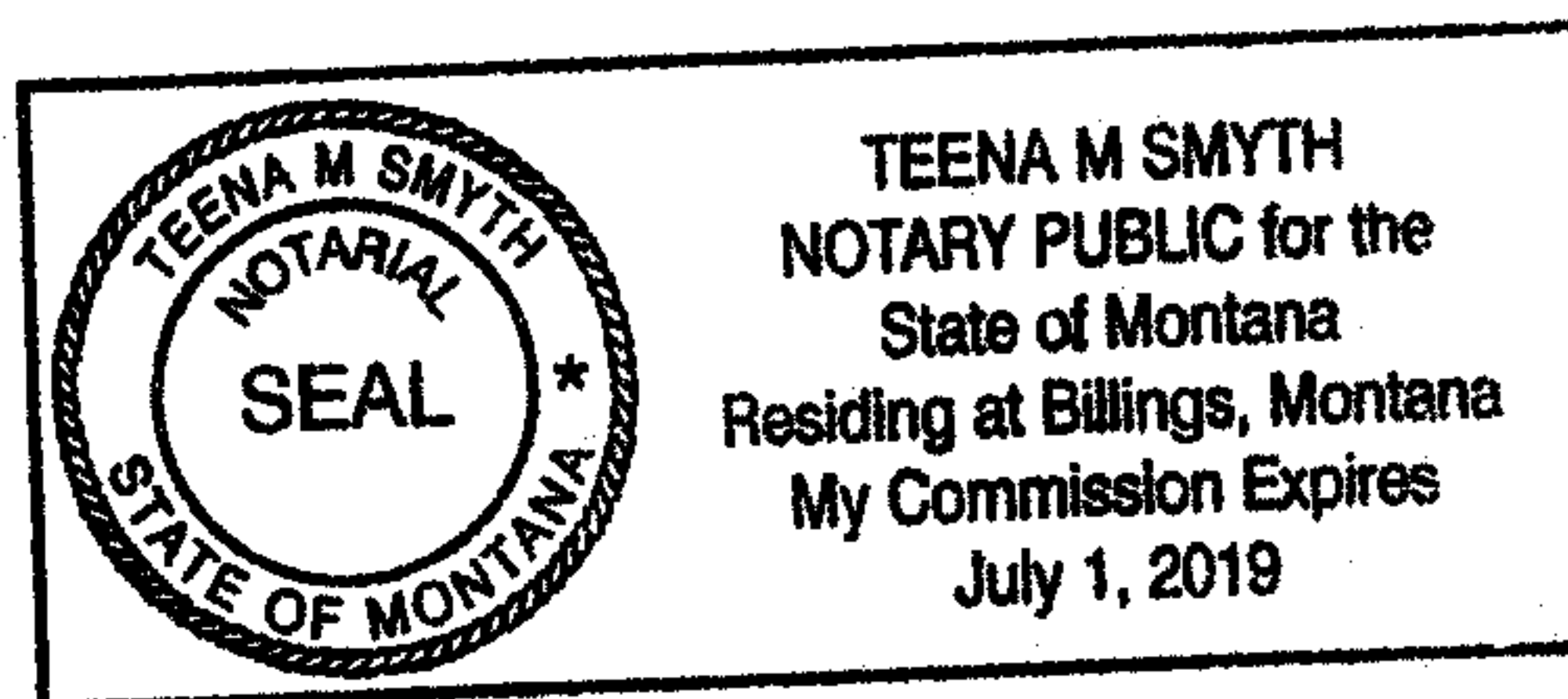


EXHIBIT A

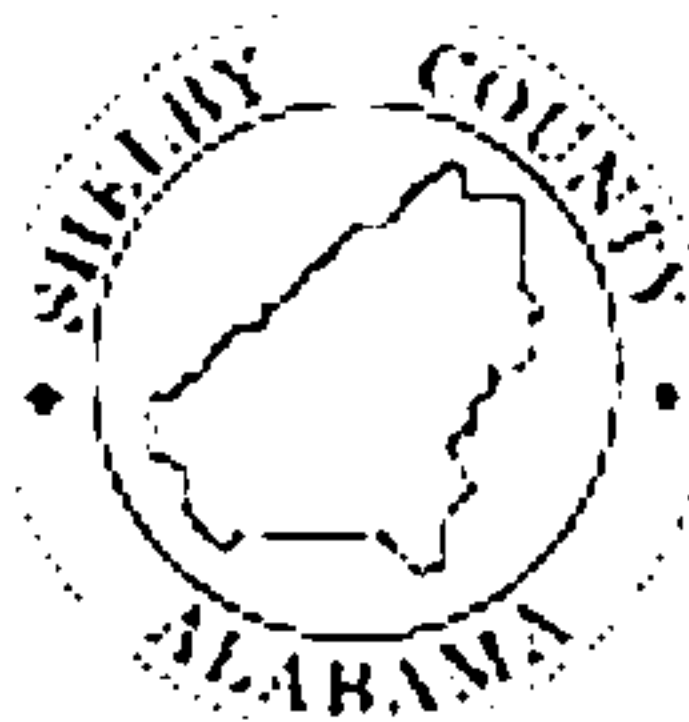
THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR THE POINT OF BEGINNING; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SW $\frac{1}{4}$ A DISTANCE OF 313.8 FEET TO THE WEST RIGHT OF WAY BOUNDARY OF ROAD; TURN RIGHT AS ANGLE OF 87 DEG. 49 MIN. ALONG SAID WEST RIGHT OF WAY BOUNDARY A DISTANCE OF 569.14 FEET; THENCE TURN RIGHT AN ANGLE OF 92 DEG. 11 MIN. A DISTANCE OF 313.8 FEET TO THE WEST LINE OF AFORESAID SW $\frac{1}{4}$; TURN RIGHT AT ANGLE OF 87 DEG. 49 MIN. AND RUN ALONG SAID WEST LINE A DISTANCE OF 569.14 FEET TO POINT OF BEGINNING; BEING SITUATED IN NW $\frac{1}{4}$ OF SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST.

LESS AND EXCEPT: COMMENCE AT THE NW CORNER OF THE SW $\frac{1}{4}$ PF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID SW $\frac{1}{4}$ AND RUN 313.80'; THENCE RIGHT 87 DEG. 49 MIN; AND RUN 284.77 FEET; THENCE RIGHT 92 DEG. 13 MIN. 12 SEC. AND RUN 312.69 FEET; THENCE RIGHT 87 DEG. 47 MIN. 12 SEC. AND RUN 284.65 FEET TO THE POINT OF BEGINNING BEING DESIGNATED PARCEL I ON THAT SURVEY OF ROBERT A. FARMER DATED JUNE 26, 1989.

PARCEL ID: 10-5-22-0-002-047-000

PROPERTY ADDRESS: CHEROKEE TRL



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2016 09:30:50 AM
\$20.00 CHERRY
20160601000187180

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.