

This Document Prepared By:
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CitiMortgage, Inc.
14700 Citicorp Drive #0251
Hagerstown, MD 21742
1124252624
MIN 100011511242526243

20160608000197010
06/08/2016 09:41:32 AM
PARTREL 1/3

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James H. Ingram and Ethelene Ingram, husband and wife, hereinafter referred to as the Mortgagor, by a Mortgage bearing the date of March 25, 2016, and filed for record in the Probate Office of Shelby County, State of Alabama, as Document Number 20160330000101260, granted and conveyed unto Mortgage Electronic Registration Systems, Inc., hereinafter referred to as the Mortgagee and its assigns, the premises therein particularly described, to secure the payment of the sum of Ninety One Thousand 00/100 Dollars (U.S. \$91,000.00) with interest as therein mentioned.

AND WHEREAS, the said Mortgagors have requested the said Mortgagee, in consideration of the premises and of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by, or on behalf of, the said Mortgagors, at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagors, their heirs and assigns, that certain portion of the premises conveyed by the said Mortgage, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagors, their heirs, and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrances of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 3rd day of June 2016.

Mortgage Electronic Registration Systems, Inc.

By: _____

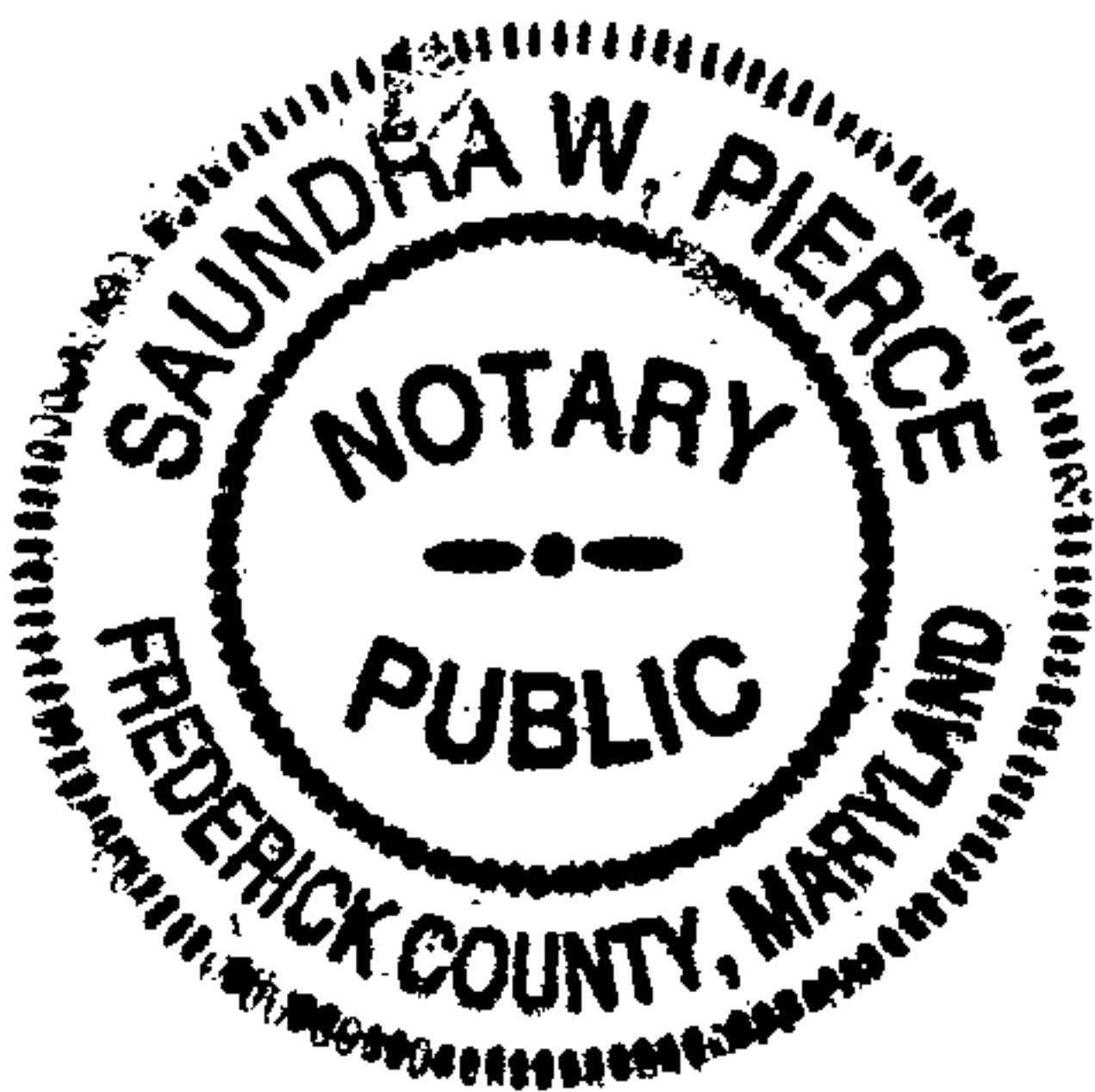
Shelley L. Hess, Assistant Secretary



STATE OF MARYLAND
COUNTY OF WASHINGTON

On this 3rd day of June 2016, before me, the undersigned officer, personally appeared Shelley L. Hess, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., and that she as such Assistant Secretary, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Secretary.

In witness whereof I hereunto set my hand and official seal.



Sandra W. Pierce

Sandra W. Pierce, Notary Public

My Commission expires September 30, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 1 EAST, AND RUN WEST ALONG THE SOUTH LINE THEREOF 690.27 FEET; THENCE 91 DEG. 30 MIN. 52 SEC. RIGHT AND RUN NORTH 2626.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 410; THENCE 89 DEG. 52 MIN. 33 SEC. RIGHT AND RUN ALONG SAID R/W LINE 980.27 FEET; THENCE 90 DEG. 08 MIN. 22 SEC. RIGHT AND RUN SOUTH 1278.82 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE 89 DEG. 35 MIN. 54 SEC. RIGHT AND RUN 289.55 FEET TO THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE 85 DEG. 35 MIN. 54 SEC. RIGHT AND RUN SOUTH ALONG THE EAST LINE OF LAST SAID 1/4-1/4 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 50.0 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEG. 43 MIN. 31 SEC. EAST A DISTANCE OF 430.30 FEET; THENCE NORTH 00 DEG. 18 MIN. 36 SEC. EAST A DISTANCE OF 2616.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HWY. 410; THENCE SOUTH 89 DEG. 51 MIN. 14 SEC. EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 852.77 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEG. 38 MIN. 01 SEC. WEST A DISTANCE OF 1280.14 FEET; THENCE NORTH 89 DEG. 11 MIN. 07 SEC. WEST A DISTANCE OF 289.63 FEET; THENCE NORTH 30 DEG. 11 MIN. 49 SEC. WEST A DISTANCE OF 381.95 FEET; THENCE NORTH 13 DEG. 13 MIN. 33 SEC. EAST A DISTANCE OF 657.13 FEET; THENCE SOUTH 89 DEG. 51 MIN. 14 SEC. EAST A DISTANCE OF 284.00 FEET; THENCE NORTH 00 DEG. 17 MIN. 10 SEC. EAST A DISTANCE OF 307.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 9.4 ACRES, MORE OR LESS.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2016 09:41:32 AM
\$20.00 CHERRY
20160608000197010

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.