

STATE OF ALABAMA)
SHELBY COUNTY)

**PARTIAL RELEASE OF MORTGAGE AND
ASSIGNMENT OF LEASES, RENTS AND INCOME**

The undersigned, REGIONS BANK, an Alabama banking corporation, successor by merger to AMSOUTH BANK, as mortgagee, being the holder of all indebtedness that is secured by that certain Mortgage dated December 14, 2005, from LARRY W. OWENS, a married man, subject to the life estate of J. T. PATRICK (Parcel I), and OWENS ENTERPRISES, LLC (Parcel II), mortgagors, recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument # 20060105000009130 and that certain Assignment of Leases, Rents and Income (hereinafter "Assignment") dated December 14, 2005 from LARRY W. OWENS, a married man, subject to the life estate of J. T. PATRICK (Parcel I) and OWENS ENTERPRISES, LLC (Parcel II), said "Assignment" being recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument #20060127000045850, does hereby release and discharge from the lien of the Mortgage the land described as follows (the "Released Parcel"):

SEE ATTACHED EXHIBIT "A"

This partial release shall in no way and to no extent whatsoever release, impair or otherwise affect the lien created by said Mortgage and Assignment with respect to any property other than the Released Parcel, and the lien on such property shall remain in full force and effect. By making this partial release, REGIONS BANK makes no waiver of any remaining claim for payment of that indebtedness previously secured by said Mortgage and Assignment and makes no statement or implication to the effect that all or any portion of the previously-secured indebtedness has been satisfied or paid.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this 29 day of June, 2016.

REGIONS BANK

By

William D. Beaird
WILLIAM D. BEAIRD

Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that WILLIAM D. BEAIRD, whose name as VICE PRESIDENT of REGIONS BANK, an Alabama banking 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, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and seal the 29 day of June, 2016.

Anthony K. Beaird
Notary Public
My Commission Expires: 03-29-20

Prepared by:
Donna Knotts Byrd, Esq.
Walding, LLC
2227 First Avenue South, Suite 100
Birmingham, AL 35233

EXHIBIT "A"

LEGAL DESCRIPTION

The N 1/2 of Lot 2, in Block 3 and also Lot 3 of Nickerson & Scott Survey, which is a subdivision of a part of the E 1/2 of the SE 1/4, Section 35 and a part of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, page 127, in the Probate Office of Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943 and recorded in Deed Book 117, Page 249 in the Probate Office of Shelby County, Alabama, that abuts Lot 3, in Block 3 and the N 1/2 of Lot 2, in Block 3 of said Nickerson & Scott survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
07/05/2016 07:51:02 AM FILED/CERT