



20161017000380730 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/17/2016 12:55:15 PM FILED/CERT

STATE OF ALABAMA )

**PARTIAL RELEASE**

**SHELBY COUNTY** )

**#404016500**

**CITIZENS BANK & TRUST**, for valuable considerations, the receipt whereof is hereby acknowledged, hereby releases the property, situated in the County of Shelby, State of Alabama, described as follows:

**File No.: S16-2274**

**Commence at a 4" x 4 "concrete monument in place being the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 46° 05' 59" East for a distance of 692.91 feet; thence proceed South 58° 38' 39" East for a distance of 464.72 feet to a ½ inch capped rebar in place being located on the Westerly right-of-way of Lakewood Lane; thence proceed South 14° 21' 18" West along the Westerly right-of-way of said road for a distance of 61.14 feet; thence proceed South 25° 57' 19" West along the Westerly right-of-way of said road for a distance of 44.09 feet; thence proceed South 47° 00' 56" West along the Westerly right-of-way of said road for a distance of 70.82 feet; thence proceed South 40° 55' 13" West along the Westerly right-of-way of said road for a distance of 87.46 feet to a ½ capped rebar in place being located on the South boundary of said quarter-quarter section; thence proceed South 88° 04' 01" West along the South boundary of said quarter-quarter Section for a distance of 753.00 feet to the point of beginning.**

**The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama.**

from the mortgage given on that and other property executed by **Smiddie M Avery and Tammy G Avery, a married couple to CITIZENS BANK & TRUST**, and recorded January 15, 2014 as Instrument# 20140115000014190, in the Probate Office of Shelby County, State of Alabama, given as security for the payment of that note described therein.

Furthermore, in consideration of such payment, **CITIZENS BANK & TRUST** does hereby remise, release, and forever quitclaim to **Smiddie M Avery and Tammy G Avery, a married couple** and to their heirs and assigns, the premises described above, together with all tenements, hereditaments and appurtenances thereto belonging, but it is expressly stipulated and agreed that the mortgage is and shall be in full force, virtue, and effect as against all the property described therein except the parcel herein released.

IN WITNESS WHEREOF, such **CITIZENS BANK & TRUST** has caused this partial release to be executed by Gary Smith as Vice President of said **CITIZENS BANK & TRUST**, thereunto duly authorized in said capacity to sign this partial release for **CITIZENS BANK & TRUST** on this 6th day of September, 2016.

**CITIZENS BANK & TRUST**

This Instrument Prepared By:  
LaShay Hight  
Citizens Bank & Trust  
P.O. Box 250  
Guntersville, AL 35976

BY: \_\_\_\_\_

Gary Smith

Its: Vice President

STATE OF ALABAMA )

**ACKNOWLEDGMENT**

MARSHALL COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Gary Smith**, whose name as Vice President of **CITIZENS BANK & TRUST**, is signed to the foregoing Partial Release, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Partial Release, as such officer and with full authority executed the same voluntarily, for and as the act of said **CITIZENS BANK & TRUST**, on the day the same bears date.

Given under my hand and seal this the 6th day of September, 2016.

SEAL:

LaShay Hight  
Notary Public, Alabama State At Large  
My Commission Expires Oct. 22, 2019

*LaShay Hight*  
NOTARY PUBLIC  
My Commission Expires: 10/22/2019