

PARTIAL RELEASE OF LAND FROM MORTGAGE

STATE OF ALABAMA

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20180503000150820

Shelby COUNTY

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05/03/2018 12:05:13 PM

PARTREL 1/2

KNOW ALL MEN BY THESE PRESENTS: That whereas the undersigned, **Wells Fargo Bank N.A.**, as the Lender executed by, **Jean O. Wagner, Borrower**, dated **March 22, 2018**, and recorded on **April 2, 2018** in the Office of the Judge of Probate of **Shelby County, Alabama**, in Mortgage as Document Number **20180402000108590**, in which mortgage the following described land and other land is described and conveyed; and

WHEREAS, Wells Fargo Bank N.A., at the request of **Jean O. Wagner**, has agreed to release the lands and premises hereinafter described from the lien of the said mortgage and to retain the lien of the said mortgage upon the residue of the lands and premises therein described.

NOW THEREFORE, in consideration of the premises and consideration to **Wells Fargo Bank N.A.**, in hand well and truly paid by **Jean O. Wagner**, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and **Wells Fargo Bank N.A.**, being fully satisfied, to the intent that the following described lands and premises shall be released, remised, conveyed, and quitclaimed unto the said **Jean O. Wagner**, their heirs and assigns from the lien, operation, and effect of said mortgage the land described in said mortgage which is described as follows:

Lot 57 according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the office of the Judge of Probate of Shelby County, Alabama

PROVIDED, always, nevertheless, that nothing herein contained shall in any wise affect, alter, impair, or diminish the lien, security, or incumbrance of the aforesaid mortgage on the remaining part of said mortgaged premises, or the remedies at law for recovering thereout or against the **Jean O. Wagner**, their heirs, executors, administrators, or assigns, the remainder of the principal sum, with interest, secured by said mortgage.

TOGETHER with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of **Wells Fargo Bank N.A.**, both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. **TO HAVE AND TO HOLD** all singular, the premises herein described, together with the appurtenances, unto **Jean O. Wagner**, their heirs and assigns forever, and for their proper use and benefit forever, free from the lien of the said mortgage.

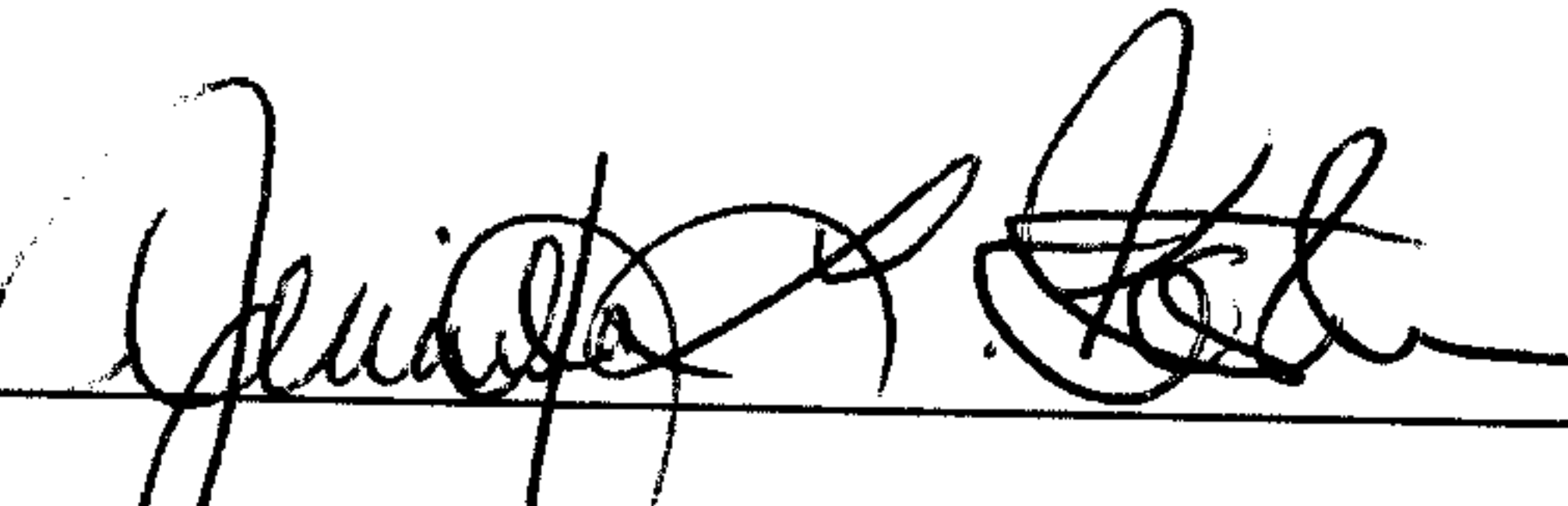
THIS RELEASE is given for the purpose of enabling **Jean O. Wagner**, to make a valid conveyance of said land free and clear from the lien of the said mortgage.

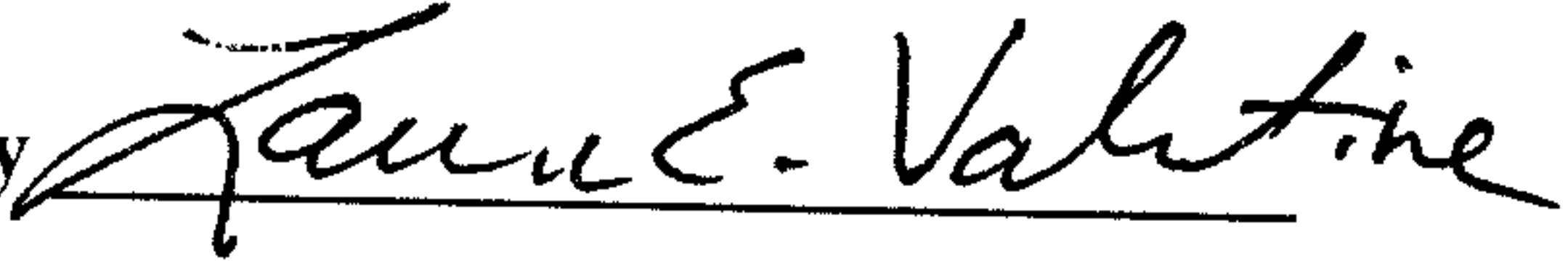
Mortgage shall remain in full force and effect to the remainder of land.

IN WITNESS WHEREOF, the said **Wells Fargo Bank N.A.**, has caused its name to be signed and its corporate seal to be impressed, this the **18th** day of **April**, **2018**.

ATTEST:

Wells Fargo Bank N.A.,

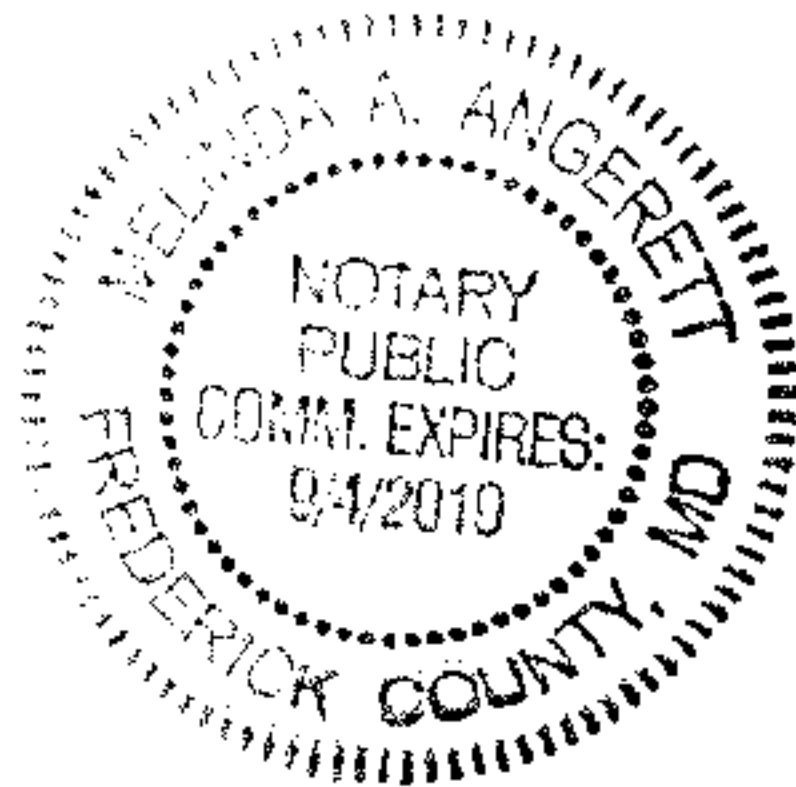
By 
Jennifer L. Foster
It's Assistant Secretary

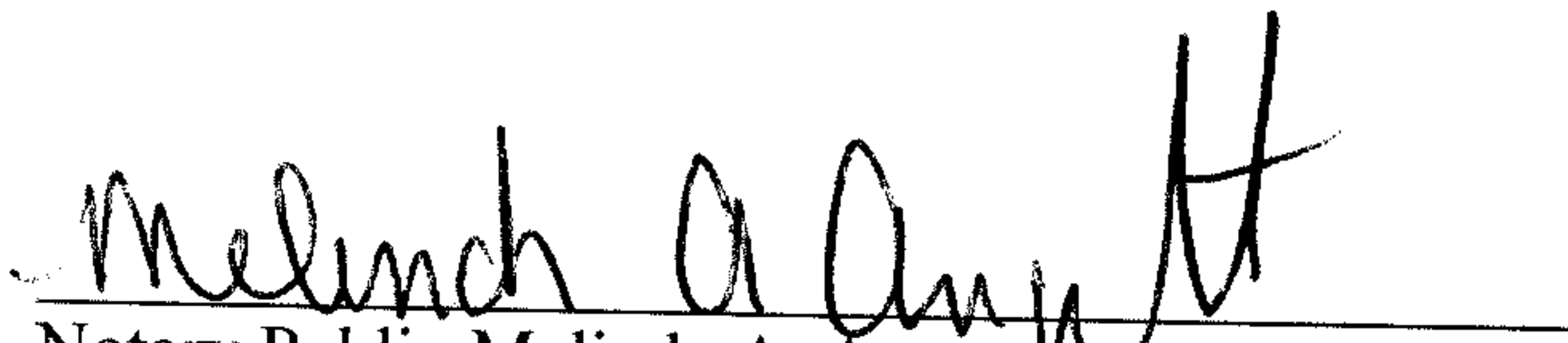
By 
Laura E. Valentine
Its Vice President

STATE OF Maryland)
COUNTY OF Frederick)

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, hereby certify that Laura E. Valentine, whose name as Vice President of Wells Fargo Bank N.A., has signed the foregoing **PARTIAL RELEASE OF LAND FROM MORTGAGE**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this release, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of April, 2018.




Notary Public-Melinda A. Angere
My Commission Expires-9/4/2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2018 12:05:13 PM
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