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PARTREL 1/3

PARTIAL RELEASE OF MORTGAGE

FROM: ROMA FAYE LILL, Mortgagors
TO: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR
AMERICA'S FIRST FEDERAL CREDIT UNION, Mortgagee
MORTGAGE DATE: MARCH 19, 2013
MORTGAGE RECORDED: APRIL 4, 2013
INSTRUMENT NUMBER: 20130402000136280
ASSIGNED TO: PNC BANK NATIONAL ASSOCIATION
ASSIGNMENT DATE: MARCH 1, 2017
ASSIGNMENT RECORDED: MARCH 7, 2017
RECORDER OF DEEDS OFFICE OF: SHELBY COUNTY ALABAMA
DEBT: \$323,200.00
Min # 100535817016385162

Property Address: 1920 Highway 20 Chelsea AL 35043
Parcel ID# 15-4-17-0-000-008.013

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto: PNC Bank, N.A., its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the "**Mortgagee**"), the premises more particularly described in said Mortgage (the "**Mortgaged Premises**"), to secure the payment of that certain debt or principle sum identified above, together with interest and the other Obligations set forth in said Mortgage;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage described in **EXHIBIT "A"**, attached hereto and made part hereof, which premises constitutes a portion, but not all of, the Mortgaged Premises;

NOW THEREFORE, the Mortgagee, in consideration of the premises and the sum of One Dollar (\$ 1.00), lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, **ALL THAT CERTAIN** lot or piece of ground described as **EXHIBIT "A"**, attached hereto together with the buildings and improvements thereon erected.

TO HOLD, THE SAME, with the appurtenances unto the Mortgagor, their heirs, executors, administrators, successors and assigns forever freed, exonerated and discharged of and from the lien of the Mortgage in every part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the aforesaid Mortgage on any remaining part of the Mortgaged Premises, or the remedies at law for recovering against the Mortgagor, their heirs executors, administrators, successors and assigns, for the Obligations secured by the Mortgage.

WITNESS the due execution hereof this. 21st day of February, 2019

PNC BANK NATIONAL ASSOCIATION, Mortgagee

Signed and Acknowledged the Presence of:

By:

Name: Adam Lott

Title: Consumer Loan Officer

Justin Wrubleski

witness

Angela Flowers

witness

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

On this 21st day of February, 2019, before me, a Notary Public, the undersigned officer, personally appeared who acknowledged himself to be an officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public- LISA A. GRATTON

MY COMMISSION EXPIRES: 9-23-2022

Prepared by:
PNC Bank Legal Department
2730 Liberty Ave
Pittsburgh, Pa
15222

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Gratton, Notary Public
Allegheny County
My commission expires September 23, 2022
Commission number 1061679
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

Commence at a capped rebar in place being the Northwest corner of Lot 2-B of Wades Meadows being a Resubdivision of Lot 2 of the Amended Map of Twin Acres as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama in Map Book 22 at Page 152, which point is also the Northwest corner of Lot 2-B1 of the Resurvey of Lot 2-B Wades Meadows and Additional property being a resubdivision of Lot 2 of the Amended Map of Twin Acres Map Book 22, Page 152, said Resurvey of Lot 2-B being shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 50 at Page 38, said point being the point of beginning. From this beginning point proceed North $73^{\circ} 45' 18''$ East for a distance of 283.83 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $50^{\circ} 23' 04''$ East for a distance of 259.49 feet (set $\frac{1}{4}$ " rebar CA-0114-LS) to a point on the Westerly right-of-way of Shelby County Highway 69; thence proceed South $26^{\circ} 22' 06''$ East along the Westerly right-of-way of said highway for a distance of 104.54 feet to a $\frac{1}{2}$ " rebar in place; thence continue South $26^{\circ} 22' 06''$ East along the Westerly right-of-way of said highway for a distance of 228.00 feet to a capped rebar in place said point being the Southeast corner of Lot 2-B of Wades Meadows being a Resubdivision of Lot 2 of the Amended Map of Twin Acres as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama in Map Book 22 at Page 152; thence proceed South $82^{\circ} 26' 58''$ West along the South boundary of said Lot 2-B for a distance of 623.42 feet to the Southwest corner of said subdivision; thence proceed North $01^{\circ} 03' 09''$ West along the West boundary of said lot for a distance of 135.0 feet to the point of beginning, containing 2.65 acres and also being Lot 2-B1 of the Resurvey of Lot 2-B Wades Meadows and Additional property being a resubdivision of Lot 2 of the Amended Map of Twin Acres Map Book 22, Page 152, said Resurvey of Lot 2-B being shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 50 at Page 38.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/25/2019 10:24:13 AM
 \$22.00 CHERRY
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Allen S. Bayl