

20200522000205470
05/22/2020 10:59:35 AM
PARTREL 1/2

This instrument prepared by:
Nathan & Nathan, P.C.
2215 1st Avenue S
Birmingham, AL 35233
(205) 323-5400

PARTIAL RELEASE OF JUDGMENT LIEN

We declare that we are the attorneys of record and in-fact for the Plaintiff, who is the lawful owner and holder of a Judgment entered in the case of Capital One Bank (USA), N.A. vs. Ralph Eddings in the Small Claims Court of Shelby County, Case No. SM-2018-902054, and that said Judgment is secured by a Judgment Lien filed in the Probate Court of Shelby County, Instrument Number 20190520000171540. We hereby partially release the lien of said instrument ONLY as to the parcel of property known as:

{See Property Description attached}

IN WITNESS WHEREOF, we have hereunto subscribed our name(s), this 7th day of April, 2020.

Nathan & Nathan, P.C.

By: *Davis Vinson*

John H Nathan (NAT004)

Davis Vinson (VIN021)

Abby Labat Smith (SMI376)

Attorneys for the Firm

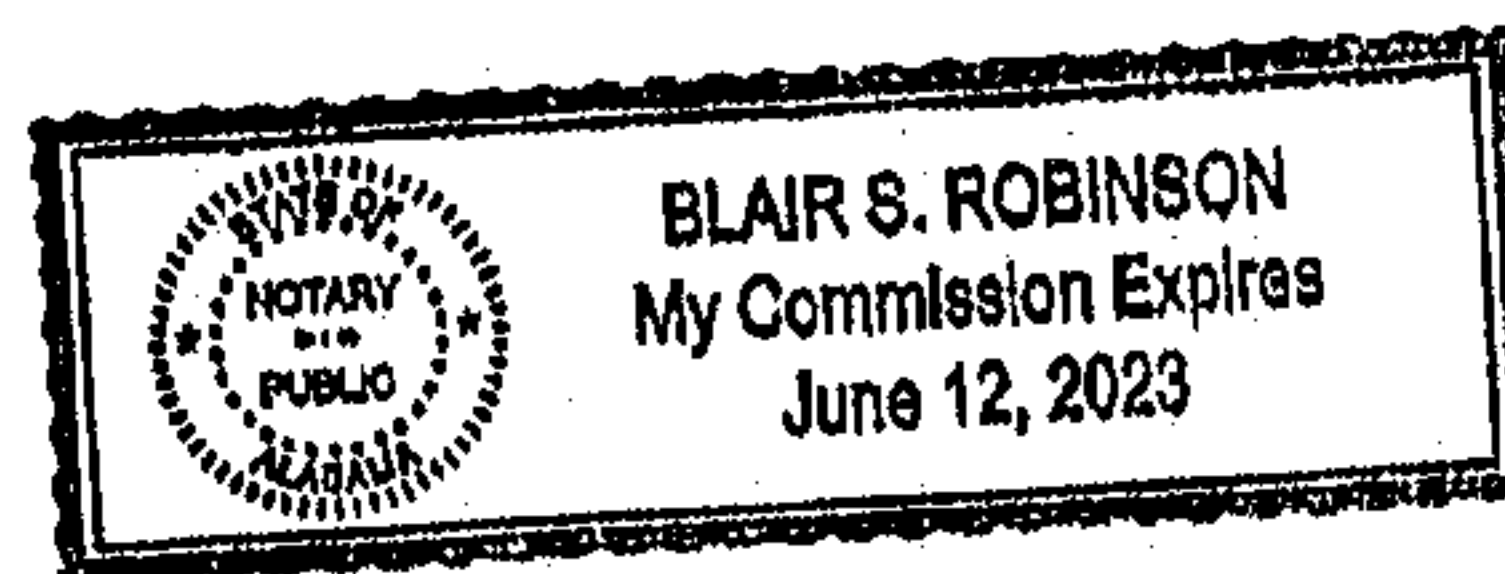
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the above signed Attorney for the named creditor/lien holder, a duly authorized representative for said creditor/lienholder, with whom I am personally acquainted, and who acknowledged that he/she is the Attorney of record for the creditor/lienholder and that he has executed the foregoing instrument on behalf of the named creditor/lienholder as his free act and deed, as their attorney in fact, with authority to execute same.

Witness my hand and seal this 7 day of April, 2020

[Signature]
NOTARY PUBLIC

My commission expires: _____



PROPERTY DESCRIPTION

All that part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East, which lies West of Montgomery Road.

EXCEPT that part conveyed to Arthur Atkinson by deed recorded in Deed Book 134, Page 430, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

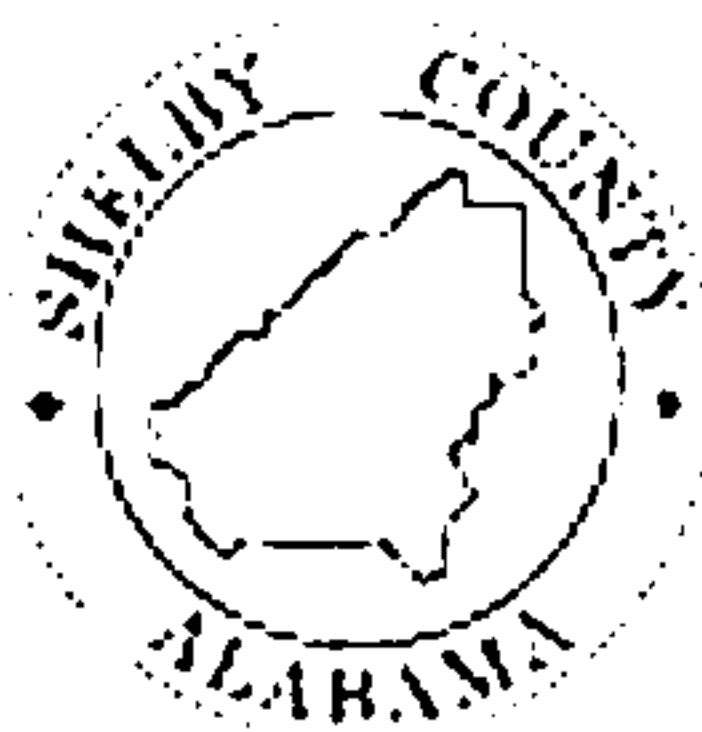
Beginning at the Southwest corner of said NW $\frac{1}{4}$ and run thence North 3 degrees 20 minutes West distance of 941.3 feet to an iron stob; run thence North 86 degrees 35 minutes East a distance of 557.8 feet to the right of wat of the Montgomery public road; run thence South 33 degrees 30 minutes West 81 feet; run thence South 20 degrees 21 minutes West 444.4 feet; run thence South 17 degrees 50 minutes West 503.2 feet to South line of said forty; run thence South 86 degrees 35 minutes West a distance of 138.8 feet to the point of beginning.

ALSO, LESS AND EXCEPT that portion described as follows:

Beginning at the NW corner of Section 8, Township 22 South, Range 1 East, run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet; thence left 89 degrees 00 minutes a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East Shelby County, Alabama.

Also, a road easement described as follows:

Commence at the Northwest corner of Section 8, Township 22 South, Range 1 East; thence run South along the West boundary of said Section 380.67 feet to a point of beginning; thence continue in a straight line a distance of 355.30 feet to the right of wat line of Shelby County Highway No, 61; thence left 41 degrees 16 minutes a distance of 45.5 feet; thence left 138 degrees 44 minutes a distance of 389.37 feet; thence left 89 degrees 00 minutes a distance of 30.00 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2020 10:59:35 AM
\$25.00 CHERRY
20200522000205470

Allen S. Bayl