

20200622000253400
06/22/2020 11:23:00 AM
PARTREL 1/2

PARTIAL RELEASE OF LAND FROM MORTGAGE

STATE OF ALABAMA
JEFFERSON COUNTY

20200617000248180
06/17/2020 03:07:06 PM
PARTREL 1/2

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned Covenant Bank Now Known As Millennial Bank hereinafter referred to as mortgagee, is the owner and holder of record of that certain mortgage executed by **Danny Hayes and spouse, Wendy Hayes, and HHI, LLC** to **Covenant Bank** hereinafter referred to as mortgagors to mortgagee and recorded in **Instrument 20080702000268580** in the **Probate Office of Shelby County, Alabama**, in which Mortgage the following described real property and other real property is described and conveyed, **WHEREAS**, for the consideration herein set out, the said mortgagee has agreed to release from the lien of said Mortgage the hereinafter described real property.

NOW THEREFORE, in consideration of the premises and the sum of **DOLLARS** and other good and valuable consideration paid to the said mortgagee upon the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said mortgagee does hereby release, remise, convey and quitclaim unto the said mortgagors their heirs and assigns from the lien, operation and effect of said Mortgage the following described real property, to-wit:

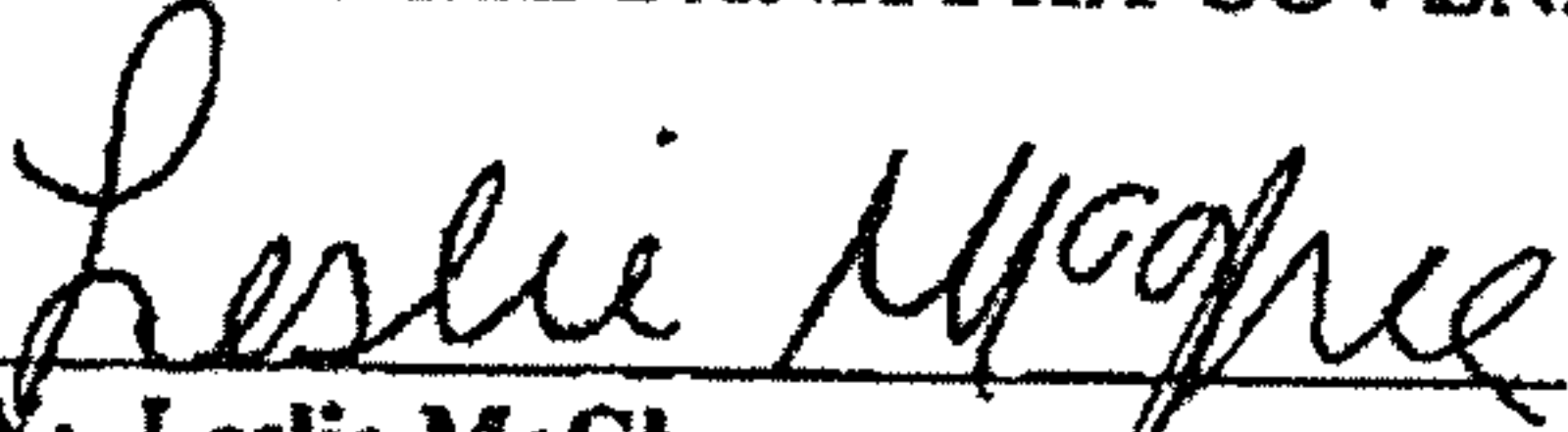
See Attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of real property unto the said mortgagors their heirs and assigns forever.

IT IS UNDERSTOOD that this partial release shall not affect or impair the security of the Mortgage upon any portion of any premises except the premises described in this instrument.

IN WITNESS WHEREOF, the undersigned Leslie McGhee, Vice President of Loan Operations has caused these presents to be executed this 14th Day of May 2020.

MILLENNIAL BANK FKA COVENANT BANK


BY: Leslie McGhee
ITS: Vice President of Loan Operations

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said county in said State, hereby certify that Leslie McGhee, whose name as Vice President of Loan Operations of Millennial Bank formerly known as Covenant Bank, a 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 the instrument, she as such officer and with full authority, executed that same voluntarily for and as the act of said corporation.

Given under my hand and Official seal this 14th Day of May 2020.


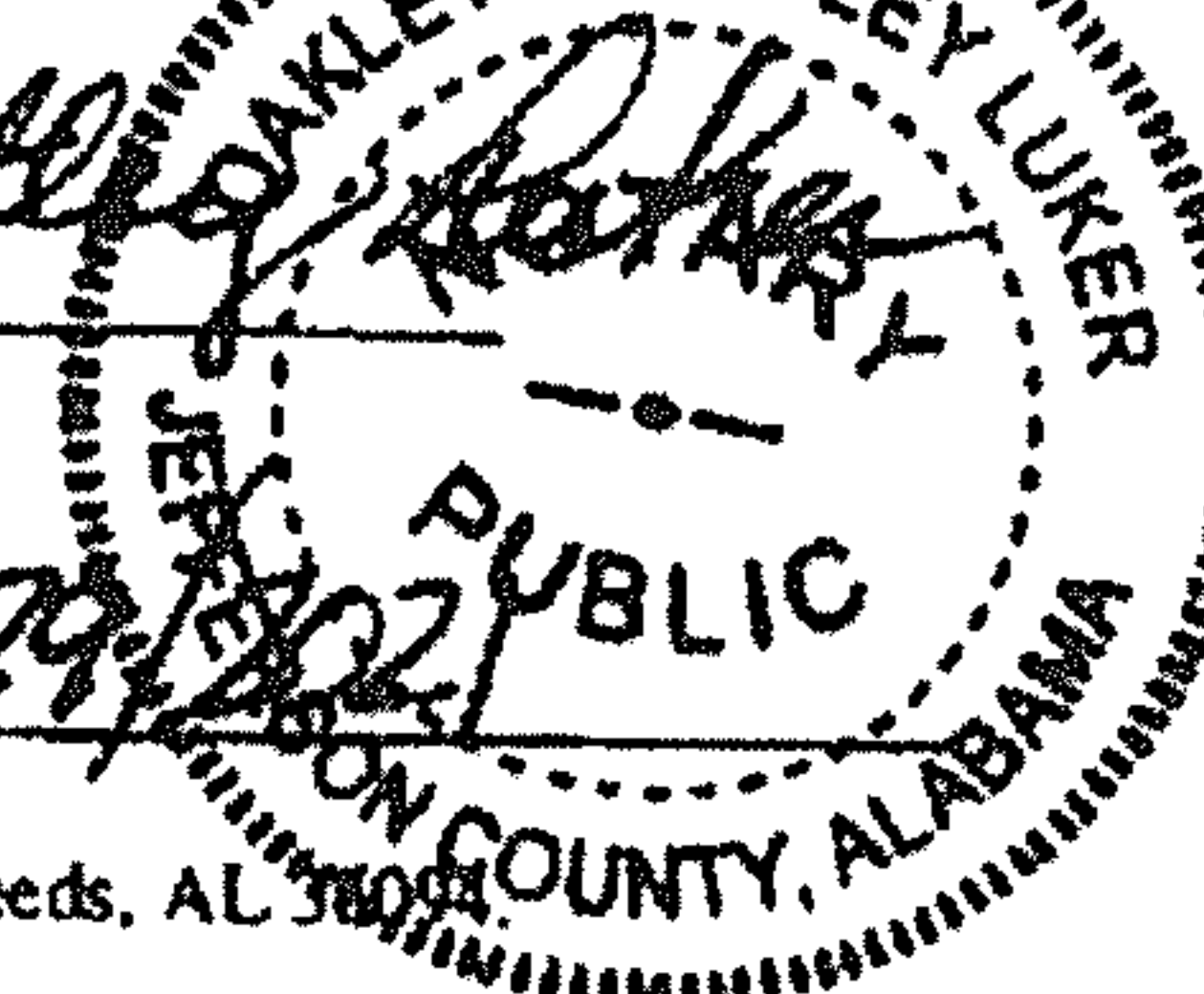

NOTARY PUBLIC
My commission expires: 3/29/2022


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SE corner of Lot 6, Royal Oaks , Eighth Sector, as recorded in Map Book 24, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 78 degrees 43 minutes 53 seconds West a distance of 100.0 feet to the point of beginning; thence continue along the last described course a distance of 100.0 feet; thence North 11 degrees 16 minutes 07 seconds West a distance of 200.0 feet; thence North 78 degrees 43 minutes 53 seconds East along a distance of 100.0 feet; thence South 11 degrees 16 minutes 07 seconds a distance of 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

The beneficial rights to the following easement being more particularly described as parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the NE corner of Lot 9, Royal Oaks, Eighth Sector, as recorded in Map Book 24, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 78 degrees 43 minutes 53 seconds West a distance of 100.0 feet to the point of beginning; thence continue along last described course 75.0 feet; thence North 11 degrees 16 minutes 7 seconds West a distance of 60.0 feet; thence North 78 degrees 43 minutes 53 seconds East a distance of 75.0 feet; thence South 11 degrees 16 minutes 7 seconds East a distance of 60.0 feet to the point of beginning.

Together with the rights of ingress and egress over said parcel.

The easement shall be 60 feet in width, the center of which is described as extending 75 feet westward for the western most point of the center line of Chase Drive, Pelham Alabama, as platted in Map Book 24, Page 113, at the Judge of Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2020 11:23:00 AM
\$26.00 CHERRY
20200622000253400

Allen S. Byrd



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