

This Instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East Suite 160
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)



20200723000307950 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/23/2020 08:57:13 AM FILED/CERT

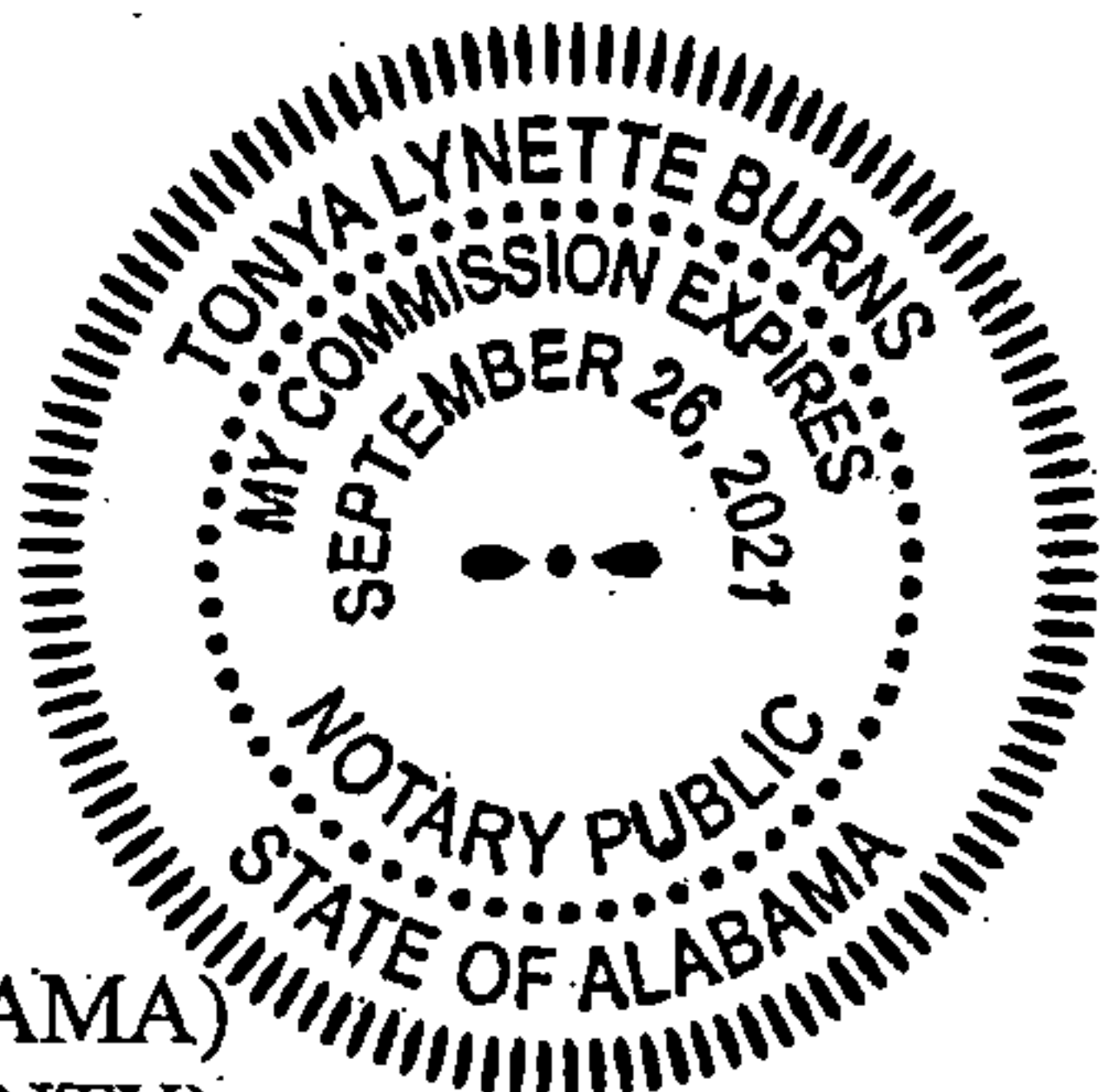
PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, CADENCE BANK, N.A., does hereby release the hereinafter particularly described property from the lien of that certain mortgage in the original amount of \$600,000.00 executed by Jessica Palmer Realty, LLC to CADENCE BANK, N.A. dated September 28, 2018, filed for record on October 30, 2018 in Instrument 20181030000383010, in the Probate Office of Shelby County, Alabama, and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby release all of its right, title and interest of the undersigned in and to the following described property located in SHELBY COUNTY, STATE OF ALABAMA, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description of property to be released

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatsoever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned, Bonnie Hodges, whose name as AVP of CADENCE BANK, N.A. has caused this instrument to be executed on this 9th day of ~~May~~ June, 2020.



CADENCE BANK, N.A.

BY: Bonnie Hodges
Bonnie Hodges
Its: Assistant Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County in said State, hereby certify that Bonnie Hodges, whose name as AVP of CADENCE BANK, N.A., 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, he/she, as such officer and with full authority, executed the same for and as the act of said national association.

June

Given under my hand and official seal of office this 9th day of ~~May~~ June, 2020.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9-26-2021



P.O. Box 45023
Jacksonville, FL 32232-5023


EXHIBIT A

The Land is described as follows:

A portion of Lot 2, according to the Final Plat of Chelsea Village, as recorded in Map Book 47, page 63, in the Probate Office of Shelby County, Alabama lying in Southeast one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 1 West, more particularly described as follows:

Commence at a capped rebar in place (PLS #21784) being the Northwest corner of Lot No. 1 of the Chelsea Village as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 47 at Page 63; thence proceed South 05° 18' 26" West along the West boundary of said Lot No. 1 of said subdivision for a distance of 267.59 feet to the point of beginning. From this beginning point proceed South 05° 18' 25" West for a distance of 141.88 feet to a capped rebar in place (PLS #21784); thence proceed South 90° West for a distance of 246.10 feet to a 5/8" rebar in place being the Northwest corner of Lot No. 2B of the Resurvey of Lot 2 of Chelsea Village as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 52 at Page 98; thence proceed South 00° 05' 14" West along the West boundary of said Lot No. 2B of said resurvey for a distance of 408.74 feet to the centerline of a creek; thence proceed North 54° 36' 10" East along the centerline of said creek for a distance of 112.06 feet; thence proceed South 87° 08' 48" East along the centerline of said creek for a distance of 302.35 feet; thence proceed North 80° 48' 33" East along the centerline of said creek for a distance of 101.70 feet; thence proceed North 35° 27' 36" East along the centerline of said creek for a distance of 143.16 feet; thence proceed North 43° 00' 57" West for a distance of 242.65 feet; thence proceed North 36° 19' 22" East for a distance of 62.59 feet; thence proceed South 89° 30' 26" West for a distance of 191.54 feet; thence proceed North 05° 18' 26" East for a distance of 131.75 feet; thence proceed North 87° 56' 55" East for a distance of 58.21 feet; thence proceed South 87° 39' 18" East for a distance of 38.14 feet; thence proceed North 34° 03' 51" East for a distance of 32.13 feet; thence proceed North 10° 23' 09" East for a distance of 249.06 feet to its point of intersection with the Southerly right-of-way of Old U. S. Highway 280; thence proceed Southwesterly along the Southerly right-of-way of said highway and along the curvature of a concave curve right have a delta angle of 01° 09' 01" and a radius of 518.34 feet for a chord bearing and distance of South 84° 20' 11" West, 10.41 feet; thence proceed South 10° 23' 09" West for a distance of 236.95 feet; thence proceed South 27° 55' 14" West for a distance of 31.72 feet; thence proceed North 90° West for a distance of 100.37 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, said property also being Lot No. 2B of the Resurvey of Lot 2 of the Chelsea Village as recorded in Map Book 52, Page 98 in the Probate Office of Shelby County, Alabama.


20200723000307950 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/23/2020 08:57:13 AM FILED/CERT

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

File No.: 1093R-20