

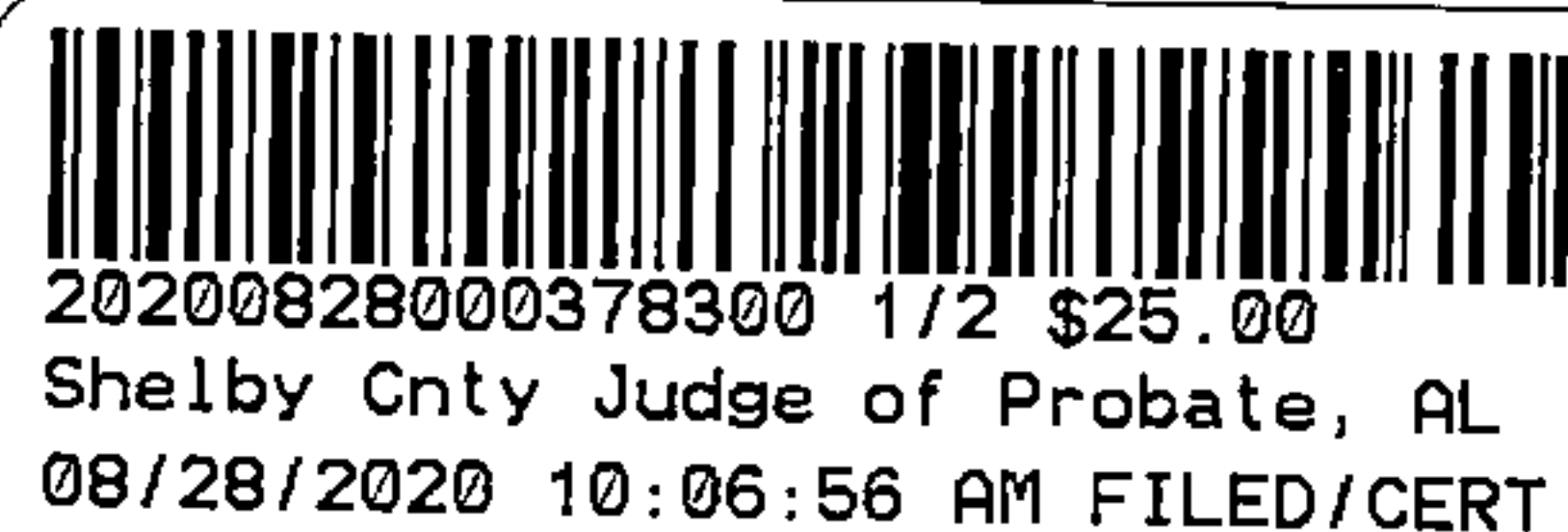
STATE OF ALABAMA

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COUNTY OF SHELBY

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PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that First Commercial, a division of Synovus Bank, being the owner of that certain mortgage by Fredrick C. Nelms and wife, Susan R. Nelms, recorded in Instrument No. 20161011000372010, in the Office of the Judge of Probate of Shelby County, Alabama, does hereby release and discharge from the lien of said mortgage the following real property, situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of Section 17, Township 21 South, Range 4 West, of the Huntsville Principle Meridian, Shelby County, Alabama, said point being a 3" capped pipe found; thence run a measured State Plane West Zone (NAD 83-NSRS 2011) grid bearing of S 0°45'32" E along the East line of said section for a measured distance of 1715.66 feet to a ½ inch rebar found (EDG CAP); thence run a measured grid bearing of N 89°42'18" W for a measured distance of 601.74 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS) to the point of beginning of the tract herein described; thence run a measured grid bearing of S 24°19'52" E for a measured distance of 136.35 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS); thence run a measured grid bearing of S 69°37'46" E for a measured distance of 235.31 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS); thence run a measured grid bearing of S 48°48'23" W for a measured distance of 522.87 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS); thence run a measured grid bearing of N 34°04'25" W for a measured distance of 520.33 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS); thence run a measured grid bearing of N 56°38'08" E for a measured distance of 219.42 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS); thence run a measured grid bearing of S 89°42'18" E for a measured distance of 224.95 feet to the point of beginning.

Containing 4.49 acres as currently measured. All bearings are Alabama State Plane Grid West Zone (NAD 83-NSRS 2011) as derived from GPS observations.

ALSO: A new 30 foot wide ingress egress easement, situated in the SE ¼ of the NE ¼ and the NE ¼ of the NE ¼ of Section 17, Township 21 South, Range 4 West of the Huntsville Principle Meridian, Shelby County, Alabama, the East side of which being more particularly described as follows:

Commence at the NE Corner of Section 17, Township 21 South, Range 4 West of the Huntsville Principle Meridian, Shelby County, Alabama, said point being a 3" capped pipe found; thence run a measured State Plane West Zone (NAD 83-NSRS 2011) grid bearing of S 0°45'32" E along the East line of said Section for a measured distance of 1715.66 feet to a ½ inch rebar found (EDG CAP); thence run a measured grid bearing of N 89°42'18" W for a measured distance of 601.74 feet to a ½ inch rebar set with an orange cap (T Simmons II 29099-LS) to the point of beginning of the East side of the easement herein described; thence run a measured grid bearing of N 24°19'52" W for a measured distance of 216.77 feet; thence run a measured grid

bearing of N 3°50'38" W for a measured distance of 154.20 feet; thence run a measured grid bearing of N 48°51'24" E for a measured distance of 319.81 feet; thence run a measured grid bearing of N 26°3'23" E for a measured distance of 536.61 feet; thence run a measured grid bearing of 48°15'40" E for a measured distance of 279.42 feet to the East line of the afore said Section 17; thence run a measured grid bearing of N 0°45'32" W for a measured distance of 39.74 feet to the point of ending.

As per that survey by Simmons Surveying and Mapping Co. dated August 3, 2019.

The said mortgage shall remain in full force and effect with respect to all the property covered thereby except the tract described above.

IN WITNESS WHEREOF, First Commercial, a division of Synovus Bank, has caused its corporate seal to be impressed this 12TH day of AUGUST, 2020.



FIRST COMMERCIAL, a division of Synovus Bank

BY: [Signature]
ITS: Loan operations Manager

STATE OF GEORGIA §
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COUNTY OF _____ §

I, the undersigned authority, in and for said County in said State, do hereby certify that THOMAS ASHLEY, whose name as Loan Operations Manager of First Commercial, a division of Synovus Bank, is signed to the foregoing partial release and cancellation, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she, as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of August, 2020.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
201 North Norton Avenue
Sylacauga, Alabama 35150
File: 10894

