

STATE OF ALABAMA)

SHELBY COUNTY)



20201105000502520 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/05/2020 10:18:59 AM FILED/CERT

PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT **Eva Bank**("Mortgagee") is

the owner and holder or record of that certain mortgage

executed by **Raul Juarez and Magda C. Garcia** ("Mortgagor"). Said mortgage

was executed

on **August 25, 2015** and recorded with the Shelby County, Alabama,

Judge of Probate Office on **October 15, 2015** and in

Instrument # 20151015000361620.

NOW, Mortgagee does hereby release, remise, convey, and quit claim onto
Mortgagor and their heirs and assigns from the lien, operation and effect of said
mortgage on that part of the property described as follows:

**A part of the NW ¼ of the SW ¼, of Section 14, Township 21 South,
Range 3 West identified as Tract No. 41 on Project No STPBH-0119(510) in
Shelby County, Alabama and being more fully described as follows:**

Parcel 1 or 1:

Commencing at the SE corner of the NW ¼ of the SW ¼, of section 14, township 21 south and
range 3 west,

thence westerly and along quarter the section line a distance of 473 feet, more or less, to a point
on the acquired R/W line(said line offset 115' RT and parallel with centerline of project);

thence northeasterly and along the acquired R/W line for a distance of 106 feet, more are less, to
a point on the grantor's south property line, which is the point and place of BEGINNING;

thence N 88° 58' 9" W and along the grantor's said property line a distance of 74.63 feet to a
point on the present east R/W line of SR-119;

thence following the curvature thereof an arc distance of 74.09 feet and along said present R/W
line to a point on the grantor's north property line(said arc having a chord bearing of
N 13 °39' 18" W, a clockwise direction, a chord distance of 74.09 feet and a radius of
1869.86 feet);

thence S 88 °48' 6" E and along the grantor's said property line a distance of 72.06 feet to a point
on the acquired R/W line(said line offset 115' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 74.59 feet and along the acquired R/W
line (said arc having a chord bearing of S 15 °36'35" E, a counterclockwise direction, a chord
distance of 74.58 feet and a radius of 1385.00 feet to the point and place of BEGINNING,
containing 0.12 acre(s), more or less.

As to all other described and conveyed land in said mortgage, the lien shall remain in full force and effect, unaffected by this release. This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said land free and clear of lien of said mortgage to the State of Alabama.

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In witness whereof, I set my hand and seal this the 3rd day of September 2020

Eva Bank
Partial Release Division

[Signature]
(Signature)

By: Thomas W. Russell

Its SUP
Please print name and title

Acknowledgement for Corporation

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Russell whose name as foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this the 3rd day of September, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/21/2022

