

STATE OF ALABAMA  
SHELBY COUNTY

20201210000565630 1/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
12/10/2020 12:02:57 PM FILED/CERT

**PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that **First Bank of Alabama** (Mortgagee) is the owner and holder of record of that certain mortgage executed by **Shane M. Jones, a married man** (Mortgagor). Said mortgage was executed to First Bank of Alabama on May 30, 2019 and recorded in the Shelby County, Alabama, Judge of Probate Office on June 07, 2019, in Instrument No. 20190607000200270, as corrected by Instrument No. 20191210000456190.

Mortgagee does hereby release, remise, convey and quit claim unto Mortgagor, his successors and assigns from the lien, operation and effect of said mortgage that part of the land described as Tract 60, Parcel 2 of 2 in the attached deed.

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 said mortgage to the State of Alabama.

IN WITNESS WHEREOF, I set my hand and seal, this the 8<sup>th</sup> day of December, 2020.

First Bank of Alabama

BY: Afano Cooper (signature)

ITS: Assistant Vice President (title)

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA  
SHELBY COUNTY

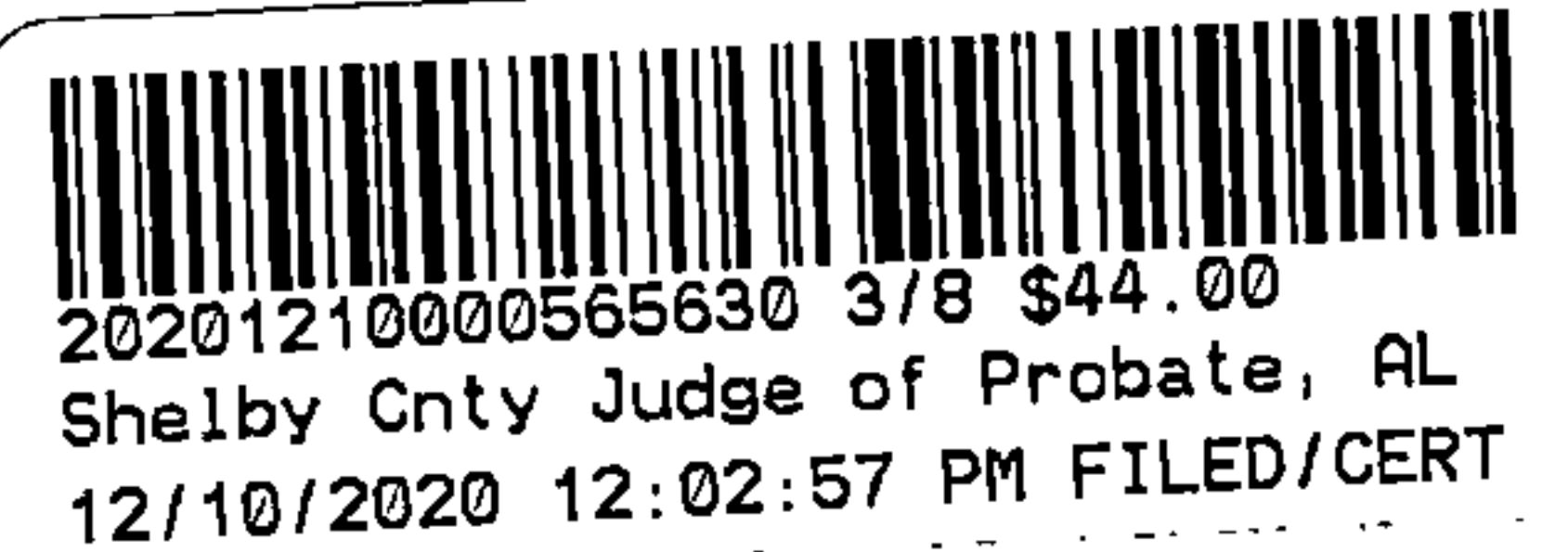
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alana Cooper, whose name as Asst. Vice President (title) of First Bank of Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the day of 8th, December, 2020.



April Renee Taylor  
Notary Public  
My Commission Expires: 4/7/2021

This Instrument Prepared by:  
First Bank of Alabama  
120 North Street, East  
Talladega, AL 35160



This Instrument Prepared By:  
Noah C. Thomas Jr.  
ROW Bureau  
1409 Coliseum Boulevard  
Alabama Department of Transportation  
Montgomery, AL. 36110

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)  
CPMS PROJ. NO. 100061286  
TRACT NO. 60  
DATE: May 12, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Two Hundred Sixty Thousand & no/100---- dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Shane M. Jones, a married man have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property:

**A part of the SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 60 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:**

This property constitutes no part of the homestead of grantor or his spouse.

**Parcel 1 of 2:**

Commencing at the NW corner of SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence easterly and along the section line for a distance of 628 feet, more or less, to a point on the grantor's north property line {said point also on the acquired R/W line (said line parallel with centerline of project)}, which is the point and place of BEGINNING;

thence S 89°15'42" E and along the grantor's said property line a distance of 102.02 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 283.50 feet and along said present R/W line to a point on the present north R/W line of Daisy Lane (said arc having a chord bearing of S 17°17'57" W, a counterclockwise direction, a chord distance of 283.40 feet and a radius of 3130.00 feet);

thence S 84°21'0" W and along said present R/W line a distance of 122.52 feet to a point on the present east R/W line of Daisy Lane;

thence following the curvature thereof an arc distance of 22.83 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 62°56'29" W, a clockwise direction, a chord distance of 21.61 feet and a radius of 20.00 feet);

thence N 32°3'28" W and along said present R/W line a distance of 15.25 feet to a point on the acquired R/W line (said point offset 225' LT and perpendicular to centerline of project at station 147+57.55);

thence N 60°13'51" E and along the acquired R/W line a distance of 64.01 feet to a point on the acquired R/W line (said line offset 180' LT and perpendicular to centerline of project at station 148+00.00);

thence following the curvature thereof an arc distance of 241.74 feet and along the acquired R/W line (said arc having a chord bearing of N 18°19'14" E, a clockwise direction, a chord distance of 241.67 feet and a radius of 2980.00 feet) to the point and place of BEGINNING, containing 0.697 acre(s), more or less.

**Parcel 2 of 2:**

Commencing at the NE corner of the NW ¼ of SW ¼ of Section 14, Township 21-S, Range 3-W;

thence westerly and along the quarter section line a distance of 588 feet, more or less, to a point on the grantor's south property line {said point also on the acquired R/W line (said line offset 100' RT parallel with centerline of project)}, which is the point and place of BEGINNING;

thence N 88°46'57" W and along the grantor's said property line a distance of 47.26 feet to a point on the present east R/W line of SR-119;

thence N 1°50'10" W and along said present R/W line a distance of 185.49 feet to a point on said present R/W line;

thence following the curvature thereof an arc distance of 129.81 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 0°31'10" W, a clockwise direction, a chord distance of 129.80 feet and a radius of 2824.79 feet);

thence S 88°46'57" E and along the grantor's said property line a distance of 15.07 feet to a point on the acquired R/W line (said line offset 70' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 31.95 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 70' RT and perpendicular to centerline of project at station 140+25.00) (said arc having a chord bearing of S 0°28'24" W, a counterclockwise direction, a chord distance of 31.95 feet and a radius of 2730.00 feet);

thence S 14°37'11" E and along the acquired R/W line a distance of 129.11 feet to a point on the acquired R/W line (said point offset 100' RT and perpendicular to centerline of project at PC station 138+95.48);

thence S 2°30'45" E and along the acquired R/W line a distance of 159.15 feet to the point and place of BEGINNING, containing 0.267 acre(s), more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**{SPACE INTENTIONALLY LEFT BLANK—SIGNATURES ON NEXT PAGE}**

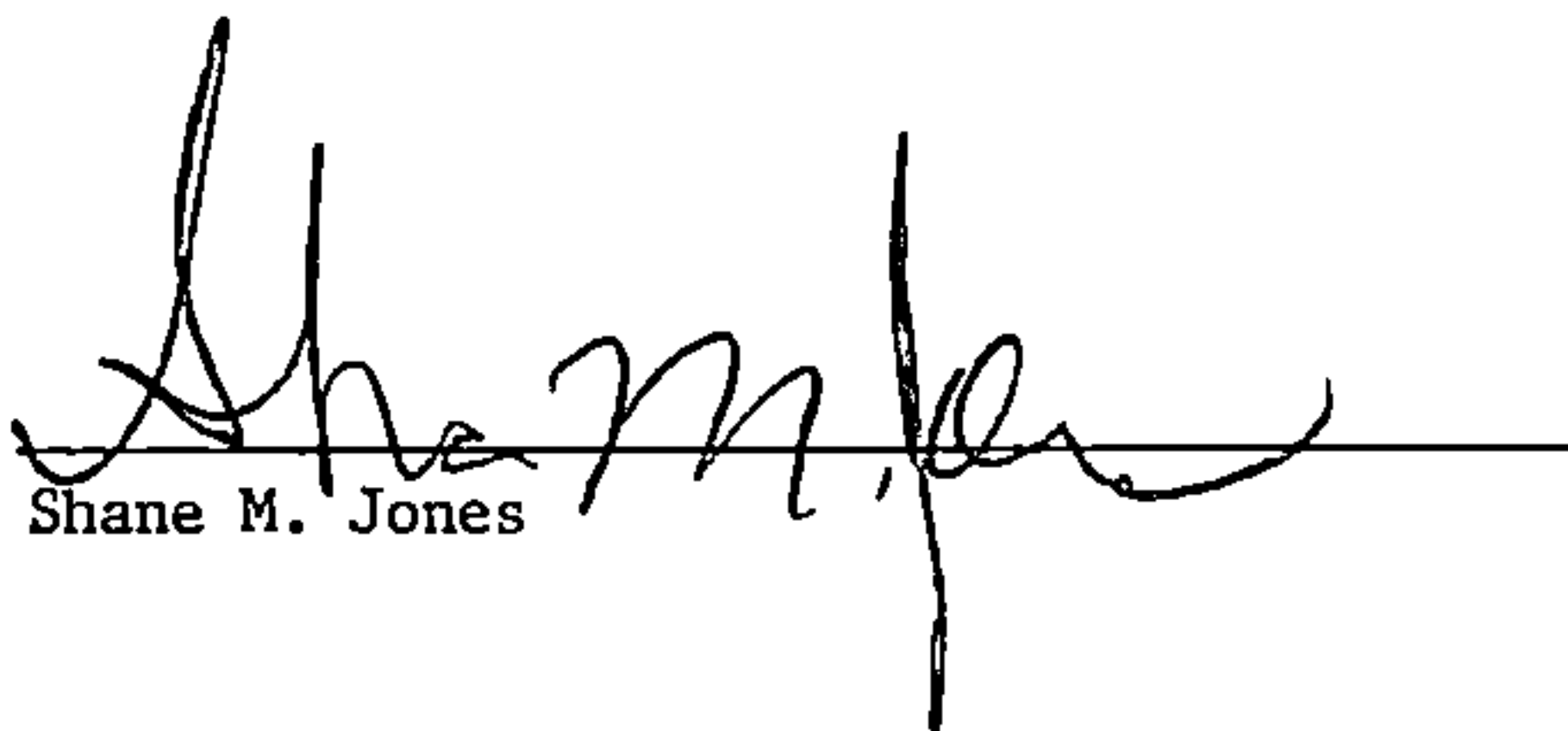


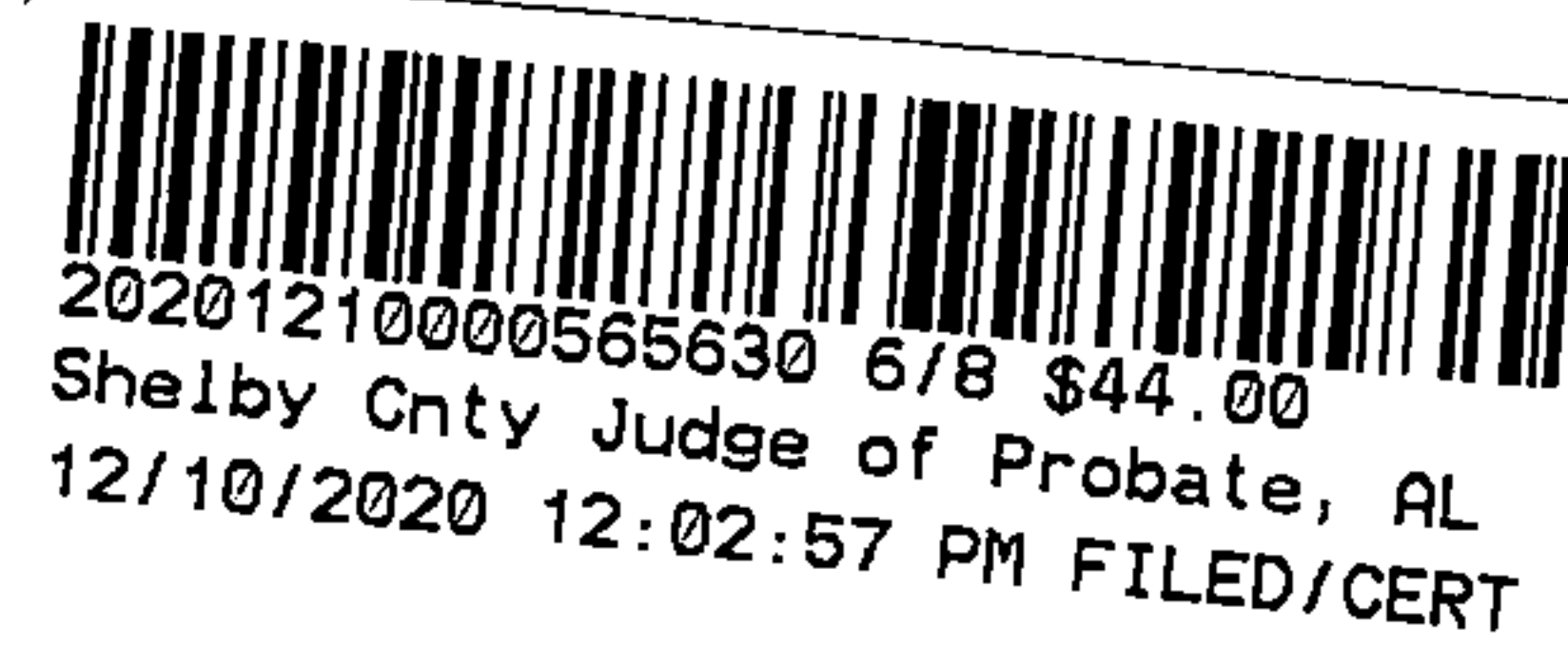
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 9<sup>th</sup> day of December, 2020.

  
Shane M. Jones



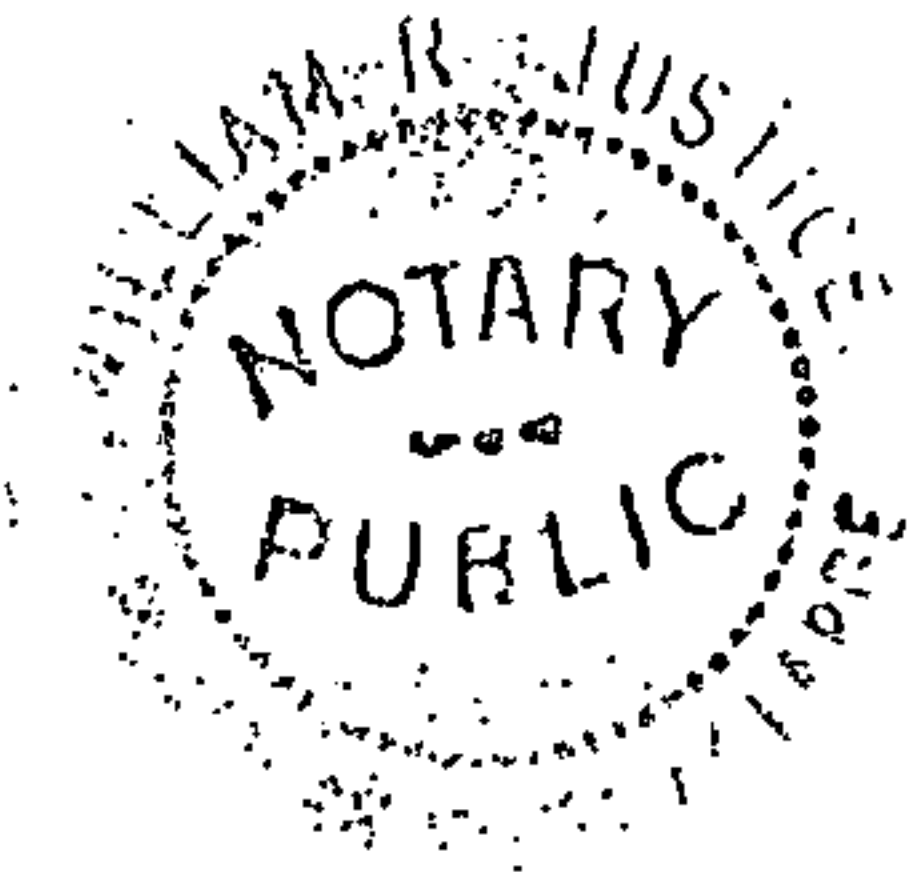
ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that  
Shane M. Jones, whose name (s)  
is, signed to the foregoing conveyance, and who is known  
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,  
he executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 9th day of December, 20 20.



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9-12-23

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

\_\_\_\_\_ County

I, \_\_\_\_\_, a \_\_\_\_\_ in and for said County, in said State,  
hereby certify that \_\_\_\_\_ whose name as  
\_\_\_\_\_ of the \_\_\_\_\_ Company, a corporation, is signed to  
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the  
act of said corporation.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

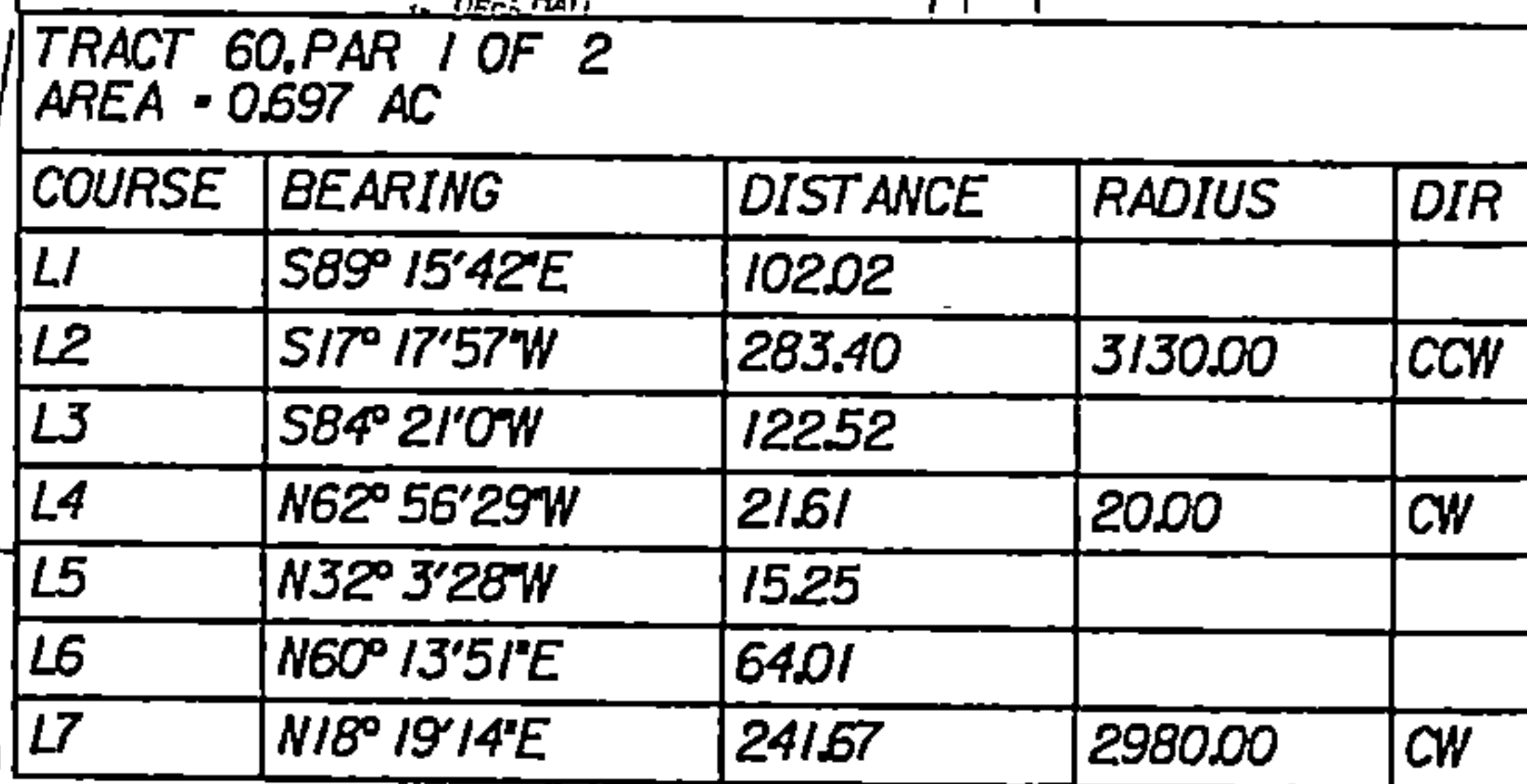
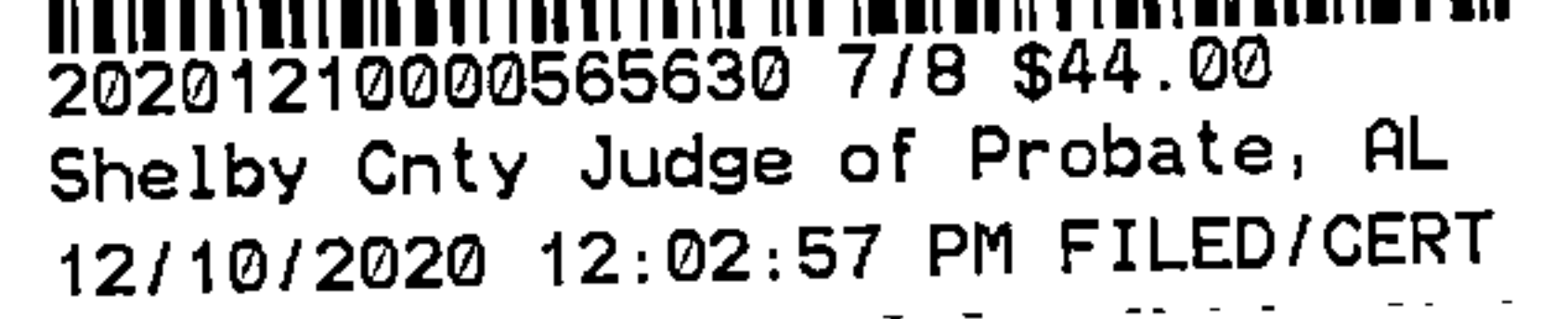
\_\_\_\_\_  
Official Title \_\_\_\_\_

to  
STATE OF ALABAMA  
WARRANTY DEED

STATE OF ALABAMA

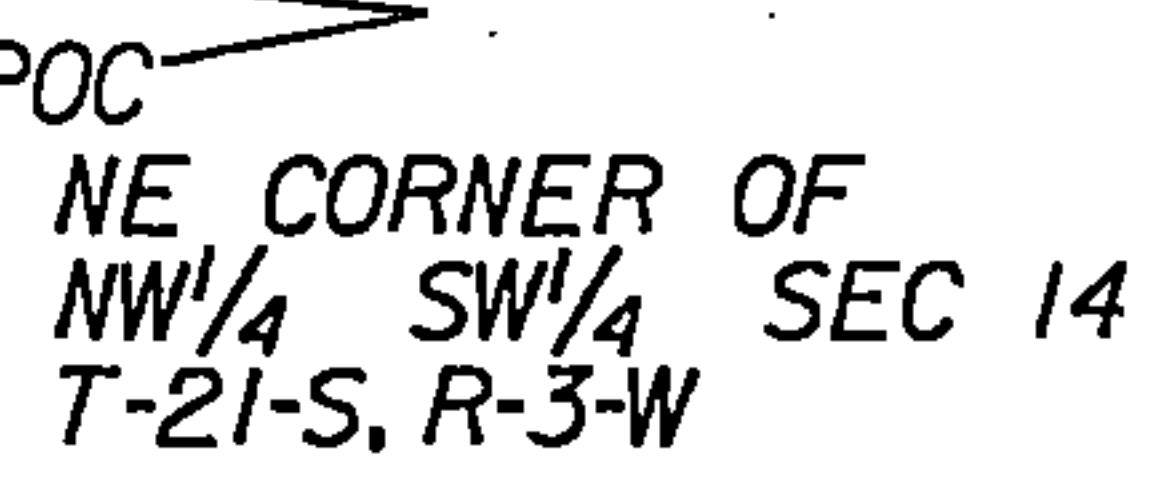
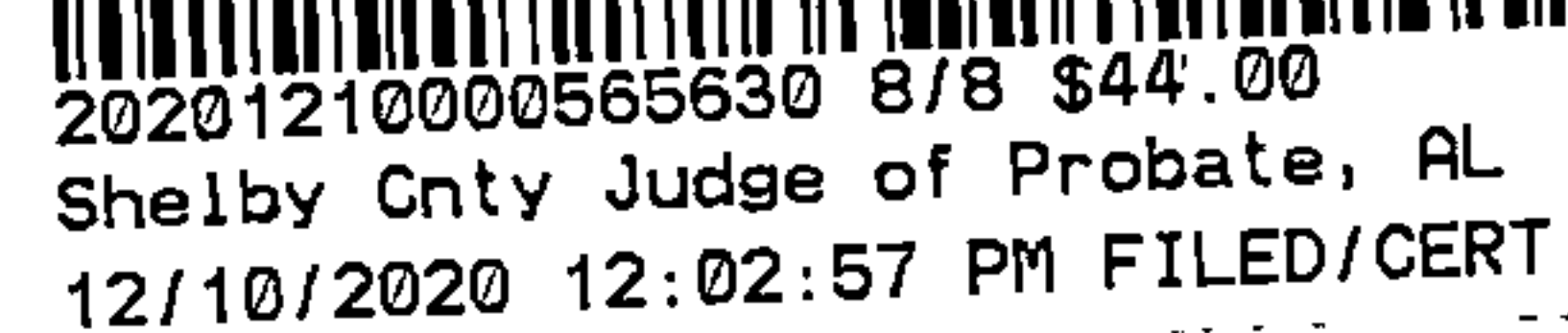
County of \_\_\_\_\_  
I, \_\_\_\_\_  
Judge of Probate in and for said County,  
Hereby certify that the within  
Conveyance was filed in my office at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_,  
and duly recorded in Deed Record \_\_\_\_\_  
page \_\_\_\_\_  
Dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Judge of Probate  
\_\_\_\_\_  
County, Alabama.



<b>Tract #:</b>	60	<b>Scale:</b>	1" = 100'
<b>Grantor(s)</b>		<b>State:</b>	Alabama
Jones Shane M		<b>County:</b>	SHELBY
<b>Total Before:</b>	6.373 AC	<b>Project:</b>	STPBH-0119(510)
<b>Total Acquired:</b>	0.964 AC	<b>CPMS #:</b>	100061286
<b>Total Remainder:</b>	5.409 AC	<b>Date:</b>	12-May-20
<i>THIS IS NOT A BOUNDARY SURVEY</i>		<b>Sketch:</b>	1 OF 2





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Jones Shane M		<b>County:</b>	SHELBY
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