

Loan No. 961978  
Name: Randall Minor Zeegers  
Assn: Alabama Farm Credit,  
FLCA  
Branch: Talladega

PARTIAL RELEASE

THE STATE OF ALABAMA     §  
  
COUNTY OF SHELBY         §

THAT, Alabama Farm Credit, FLCA (hereinafter “Lender”) is the owner and holder of certain indebtedness, evidenced by promissory note(s) and secured by deed of trust or mortgage lien(s), respectively, either as original payee and mortgagee therein, or as assignee and/or transferee by instrument of record (or held unrecorded) in the county in which the land is situated, which note(s) and deed(s) of trust or mortgage(s) are particularly referred to herein as follows:

That certain deed of trust dated December 19, 2018, executed by Randall Minor Zeegers A/K/A Randall M. Zeegers and spouse, Melody Martinez Zeegers A/K/A Melody M. Zeegers, securing a promissory note in the original principal sum of \$130,000.00 recorded at Instrument Number 20190104000003540, of the Probate Records of Shelby County, Alabama, to which deed(s) of trust or mortgage(s) and the record thereof reference is here made for all pertinent purposes.

WHEREAS, the mortgagor(s) or assign(s) desire a release of the lien(s) above set forth insofar ONLY AND NO FURTHER as is concerned that certain tract of land or interest therein, located in Shelby County, Alabama and described as follows:

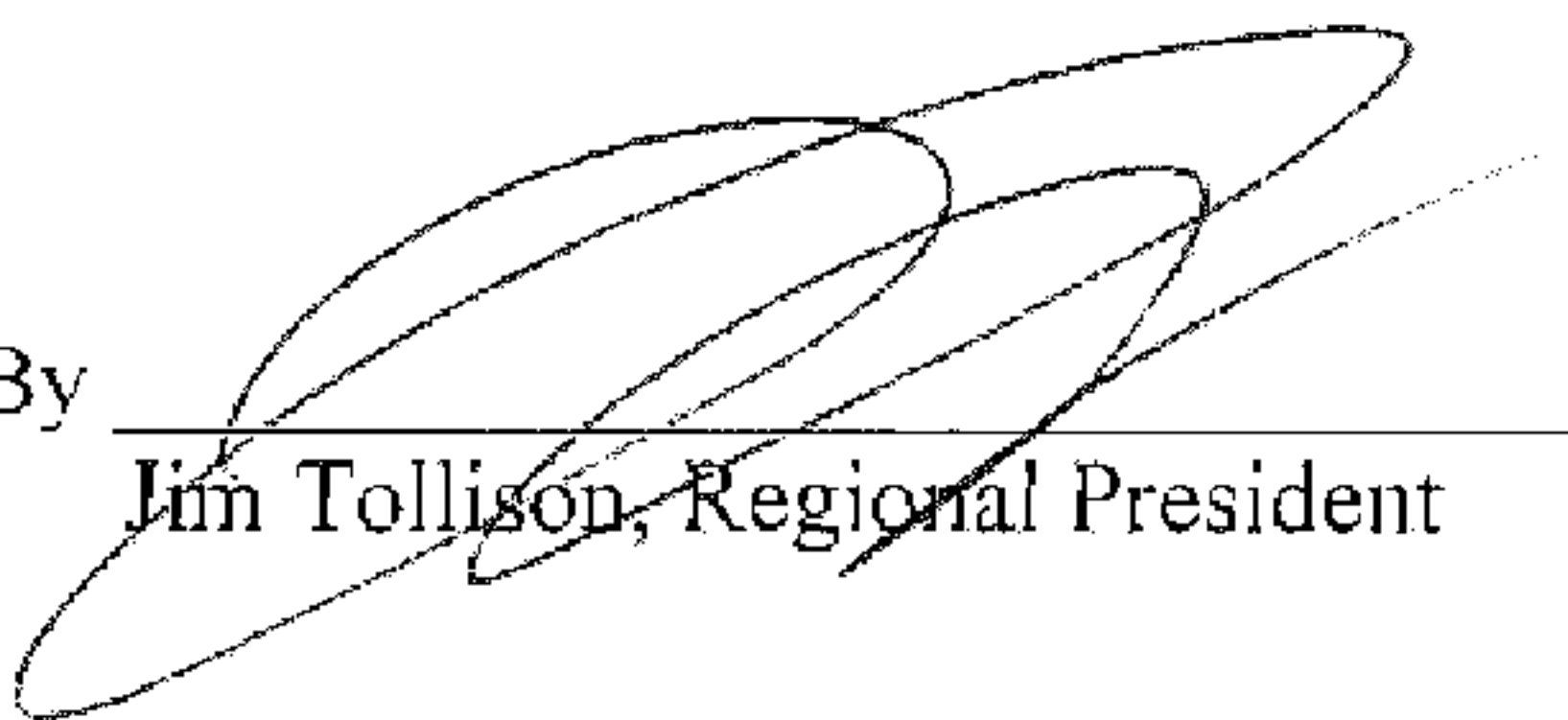
See Attached Exhibit “A”

NOW, THEREFORE, for a valuable consideration the receipt of which is hereby acknowledged, the LENDER, as mortgagee ONLY, acting herein by its duly authorized officers, does by these presents release from the lien(s) above described, and to which it as mortgagee may be entitled, such tract or interest in land which is particularly described above.

IT IS EXPRESSLY UNDERSTOOD, AND BY THE ACCEPTANCE OF THIS INSTRUMENT THE MORTGAGOR(S) OR THEIR ASSIGNS AGREE, that this is a partial release ONLY of the tract or interest in land above particularly described, and shall not and does not in any manner whatsoever release, change, modify, or affect the deed of trust or mortgage lien(s), contracts, covenants and powers of sale on the remaining lands and premises described in such deed(s) of trust or mortgage(s), and the same shall for all purposes exist and continue in full force and effect and to the extent and for the purposes therein set forth, the same as if this partial release had not been executed.

- ☐ This instrument is executed in multiple originals.
- ☐ This instrument is executed in lieu of and in substitution for a similar instrument executed by \_\_\_\_\_ on \_\_\_\_\_, which instrument was lost or misplaced before being filed for record.
- ☐ This instrument is executed in lieu of and in Correction of a similar instrument executed by \_\_\_\_\_ on \_\_\_\_\_, and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Shelby County, Alabama.

Erasures, interlineations and appendages made and approved before execution.  
EXECUTED by the Lender on October 7, 2021.

ALABAMA FARM CREDIT, FLCA  
  
By  \_\_\_\_\_  
Jim Tollison, Regional President

§  
THE STATE OF ALABAMA  
§  
COUNTY OF TALLADEGA §

I, Brittany Smith, a Notary Public, in and for the State and County aforesaid, hereby certify that on this date, personally appeared before me, Jim Tollison, who is known to me, and whose name as Regional President, of Alabama Farm Credit, FLCA, a federally chartered corporate instrumentality of the United States of America, is signed to the above and foregoing Partial Release, who acknowledged to me that being informed of the contents of said document, and in said representative capacity and with full authority and having been duly authorized so to do he signed and executed the same voluntarily as her own free act and deed, and for the purposes therein set forth, for and as the act of said Alabama Farm Credit, FLCA, on the day and date therein set forth.

Given under my hand and official seal, this the 7th day of October, 2021.

My Commission Expires:

\_\_\_\_\_

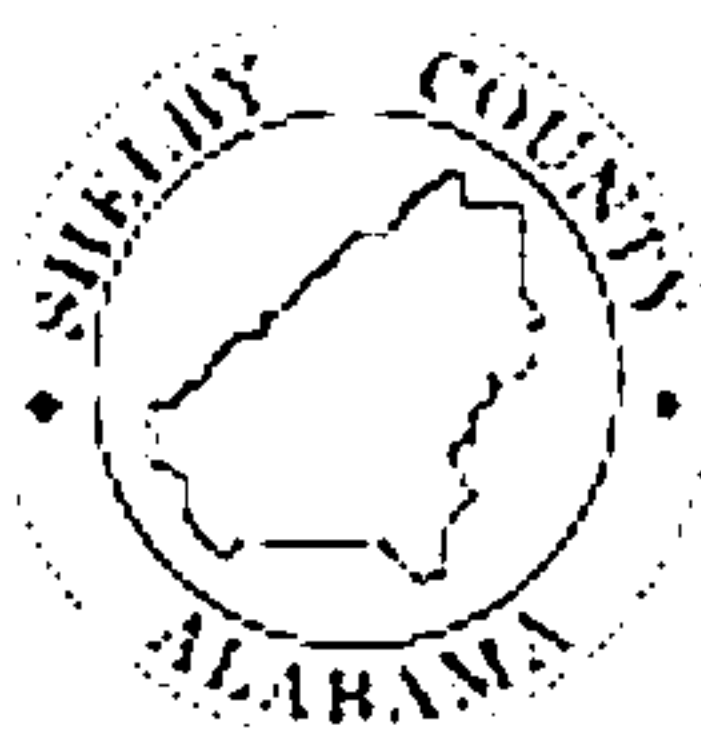
Brittany Smith  
Notary Public

This instrument prepared by  
Natalie Hope for  
Alabama Farm Credit, FLCA  
P.O. Box 639, Cullman, AL 35056-0639



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East; Thence run South 00 degrees 29 minutes 08 seconds East along the West line of said Quarter-Quarter Section for 387.72 feet; Thence run South 88 degrees 03 minutes 57 seconds East for 453.00; Thence run North 20 degrees 36 minutes 50 seconds East for 347.79; Thence run North 69 degrees 35 minutes 51 seconds West for 380.34 feet; Thence run North 75 degrees 17 minutes 42 seconds West for 576.77 feet to a point on the Easterly right of way line of Shelby County Highway No. 61; Thence to a non tangent curve to the right, having a radius of 998.65 feet, a chord bearing of South 57 degrees 18 minutes 57 seconds West, and a chord length of 359.21 feet; Thence run along said arc and said road right of way for 361.18 feet to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 8, Township 22 South, Range 1 East; Thence run South 89 degrees 19 minutes 20 seconds East along said South line for 638.26 feet to the Point of Beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/18/2021 10:38:34 AM**  
**\$30.00 CHERRY**  
**20211018000504570**

*Allie S. Bayl*