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02/03/2023 10:00:18 AM
PARTREL 1/4

Prepared by or under the supervision of:
Marie Herrin
Cadence Bank, N.A.
2002 Timberloch Place, Suite 600
The Woodlands, TX 77380

PARTIAL SATISFACTION OF RECORDED MORTGAGE

THE STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **CADENCE BANK**, (hereinafter "Current Mortgagee") is the Holder and Owner of the Indebtedness and the following described mortgage:

That certain Mortgage executed by **JESSICA TAYLOR GENRY AND JOHN DAVID GENRY, JOINT TENANTS, WIFE AND HUSBAND** (whether one or more "Mortgagor"), to **CADENCE BANK** on **April 22, 2022**, which said mortgage was recorded in the office of the Judge of Probate of **Shelby County** on **May 3, 2022**, in Instrument No. **20220503000180440**.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Current Mortgagee does remise, release, quit-claim, exonerate and discharge from the lien and operation of the Mortgage unto Mortgagor, its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said Mortgage, to-wit:

Lot 1 (AKA Parcel 2 on Survey) further described in Exhibit "A" which is incorporated herein and attached hereto.

FURTHER, this Partial Satisfaction of Recorded Mortgage shall in no way impair or release the lien in the Mortgage covering the remainder of the property including but not limited to **Lot 2 (AKA Parcel 1 on Survey)** which is further described in and secured by the Mortgage referenced above.

TO HAVE AND TO HOLD the same **Lot 1 (AKA Parcel 2 on Survey)**, with the appurtenances, unto Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgage premises not hereby released therefrom and described above as other property including by not limited to **Lot 2 (AKA Parcel 1 on Survey)**, or any of the rights and remedies of the Current Mortgagee as the holder thereof.

In Witness Whereof, the undersigned in the capacity stated has caused these presents to be executed this 2nd day of February, 2023.

CADENCE BANK

Signature: [Signature]
Printed Name: Lisa M. Guerrero
Capacity: Asst. Vice President

STATE OF TEXAS

§

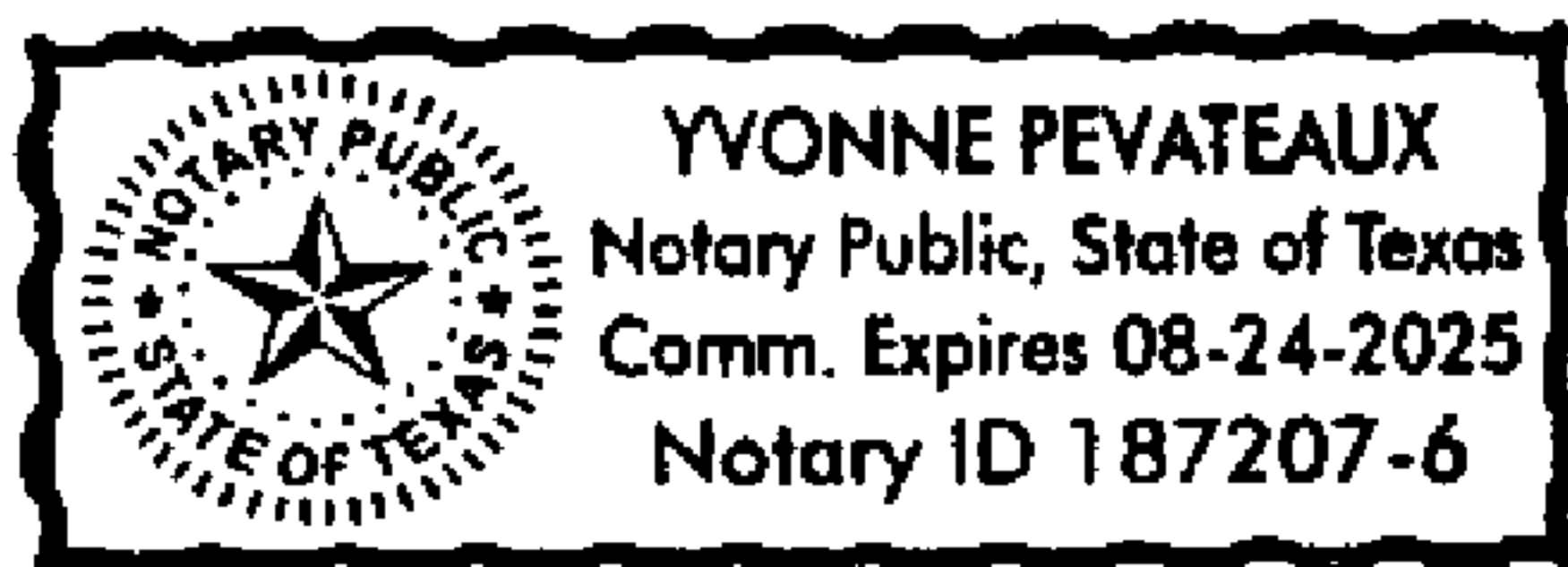
COUNTY OF MONTGOMERY

§

BEFORE ME, the undersigned authority, on this day personally appeared Lisa M. Guerrero, in her capacity as A.V.P. of Cadence Bank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she is the authorized representative of Cadence Bank, N.A., that she has signed the Partial Satisfaction of Recorded Mortgage on behalf of Cadence Bank, N.A., for the purposes and consideration therein expressed and in the capacity therein stated; and that she has authority on behalf of Cadence Bank, N.A. to sign this agreement.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of Feb., 2023.

(Seal)



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Return to:
Marie Herrin
Cadence Bank, N.A.
2002 Timberloch Place, Suite 600
The Woodlands, TX 77380

EXHIBIT "A"

**LEGAL DESCRIPTION: PARCEL 2
(AS SURVEYED)**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA;

THENCE RUN S 88°28'25" W FOR A FOR DISTANCE OF 1320.34 TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE CONTINUE LAST SAID COURSE ALONG SAID 1/4 -1/4 LINE S 88°28'25" W FOR A DISTANCE 10.71 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES" IN THE CENTER OF GLAZE BRANCH, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE RUN ALONG THE CENTER OF SAID BRANCH FOR THE FOLLOWING CALLS:

N 28°21'44" E FOR A DISTANCE OF 137.66 FEET;

N 66°28'32" E FOR A DISTANCE OF 166.95 FEET;

N 77°26'40" E FOR A DISTANCE OF 206.56 FEET;

N 59°22'09" E FOR A DISTANCE OF 101.92 FEET;

N 31°42'56" E FOR A DISTANCE OF 111.71 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES" ON THE SOUTHERN BANK OF KELLY CREEK;

THENCE RUN ALONG THE SOUTHERN BANK OF KELLY CREEK FOR THE FOLLOWING CALLS:

S 59°03'51" W FOR A DISTANCE OF 130.11 FEET;

N 83°55'28" W FOR A DISTANCE OF 133.80 FEET;

N 52°47'34" W FOR A DISTANCE OF 112.49 FEET;

N 75°36'27" W FOR A DISTANCE OF 330.39 FEET;

N 86°54'49" W FOR A DISTANCE OF 234.33 FEET;

N 48°30'33" W FOR A DISTANCE OF 352.49 FEET;

N 59°23'55" W FOR A DISTANCE OF 278.73 FEET;

N 72°52'20" W FOR A DISTANCE OF 123.90 FEET;

N 64°39'27" W FOR A DISTANCE OF 343.36 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES" AT THE INTERSECTION OF THE SOUTHERN BANK OF KELLY CREEK AND THE EASTERLY RIGHT OF WAY MARGIN OF US HIGHWAY 231;

THENCE LEAVING SAID CREEK BANK, RUN ALONG SAID RIGHT OF WAY S 35°46'48" W FOR DISTANCE OF 711.27 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 53°48'45" W FOR A DISTANCE OF 89.79 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN S 70°19'02" E FOR A DISTANCE OF 597.80 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 33°53'49" W FOR A DISTANCE OF 305.16 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES"; THENCE RUN S 69°09'26" E FOR A DISTANCE OF 1065.51 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES" IN THE CENTER OF GLAZE BRANCH;

THENCE RUN ALONG THE CENTERLINE OF SAID BRANCH FOR THE FOLLOWING CALLS:

N 16°55'39" E FOR A DISTANCE OF 29.26 FEET;

N 21°51'47" W FOR A DISTANCE OF 35.34 FEET;

N 12°45'33" E FOR A DISTANCE OF 157.11 FEET;

N 56°42'06" E FOR A DISTANCE OF 54.23 FEET;
N 82°09'44" E FOR A DISTANCE OF 84.90 FEET;
S 79°41'31" E FOR A DISTANCE OF 106.19 FEET;
N 63°34'39" E FOR A DISTANCE OF 38.93 FEET;
N 31°52'36" E FOR A DISTANCE OF 71.18 FEET;
N 05°54'19" E FOR A DISTANCE OF 86.26 FEET;
N 30°21'16" E FOR A DISTANCE OF 17.75 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 34.00 ACRES, MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2023 10:00:18 AM
\$31.00 JOANN
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Allen S. Bayl