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02/24/2023 02:17:28 PM
PARTREL 1/2

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
Post Office Box 822
Columbiana, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

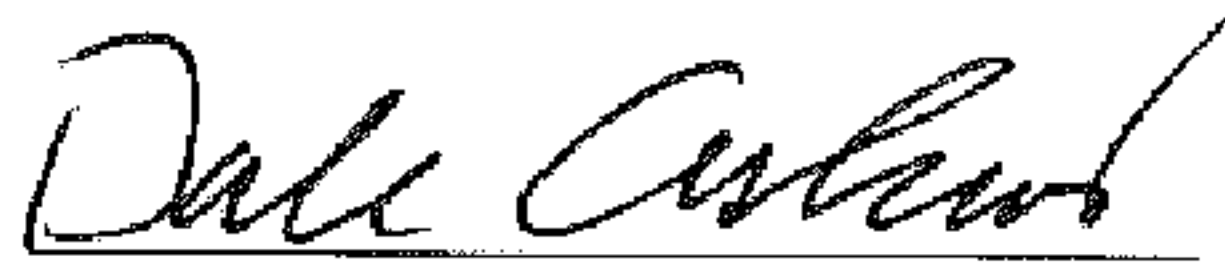
PARTIAL RELEASE

For value received, the undersigned, *First Peoples Bank*, does hereby release the hereinafter particularly described property from the mortgage from *Zackery Wayne Kellis and Brandi Michelle Kellis as Members of SixSeven Investments, LLC*, dated June 6, 2019, and recorded in Instrument #20190618000216430 in the Probate Office of Shelby County, Alabama.

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

But it is expressly understood and agreed that this release shall in no ways, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by the said mortgage.

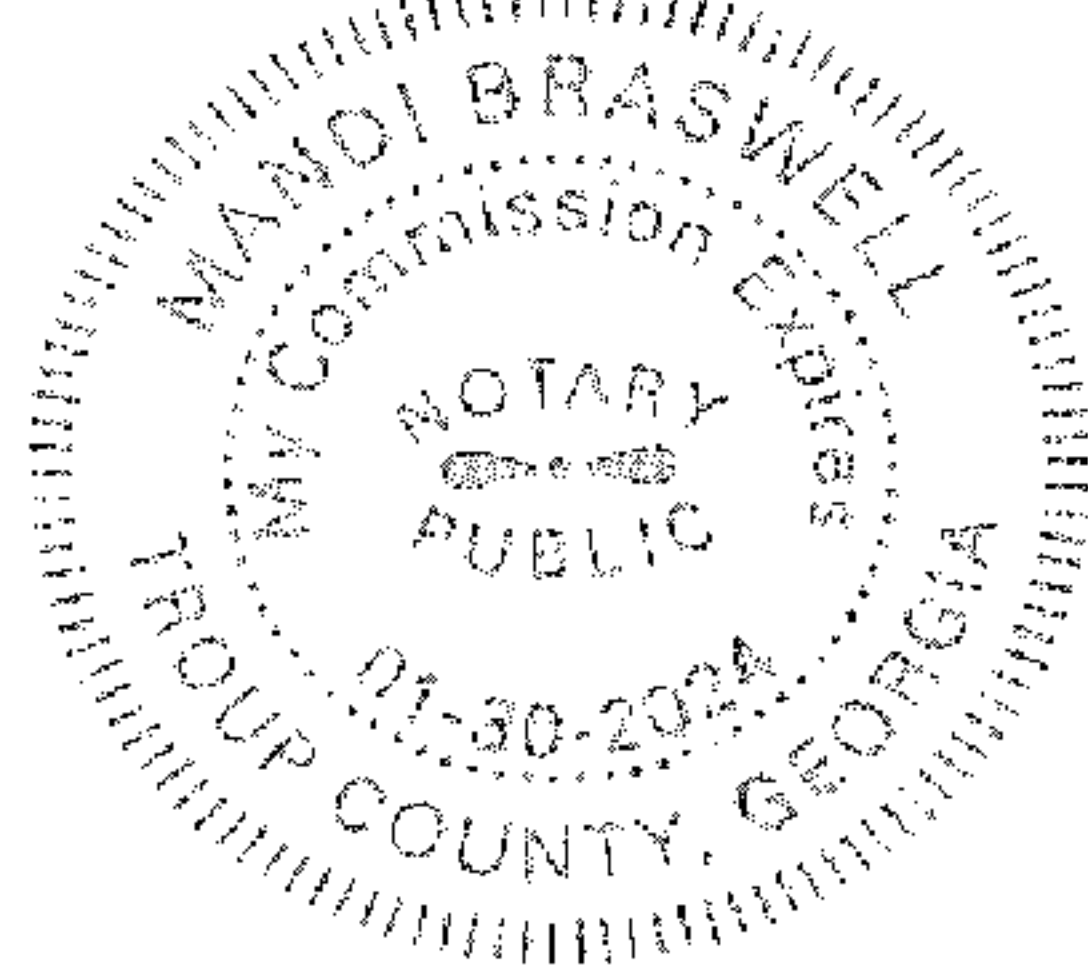
In Witness Whereof, the undersigned *First Peoples Bank* has caused these presents to be executed this 15th day of February, 2023.


First Peoples Bank
By: Dale Askins
AS: Assistant Vice President

STATE OF GEORGIA
COUNTY OF TROUP

I, the undersigned authority, Notary Public, in and for said County, in said State, hereby certify that Dale Askins as Assistant Vice President of First Peoples Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 15th day of February, 2023.



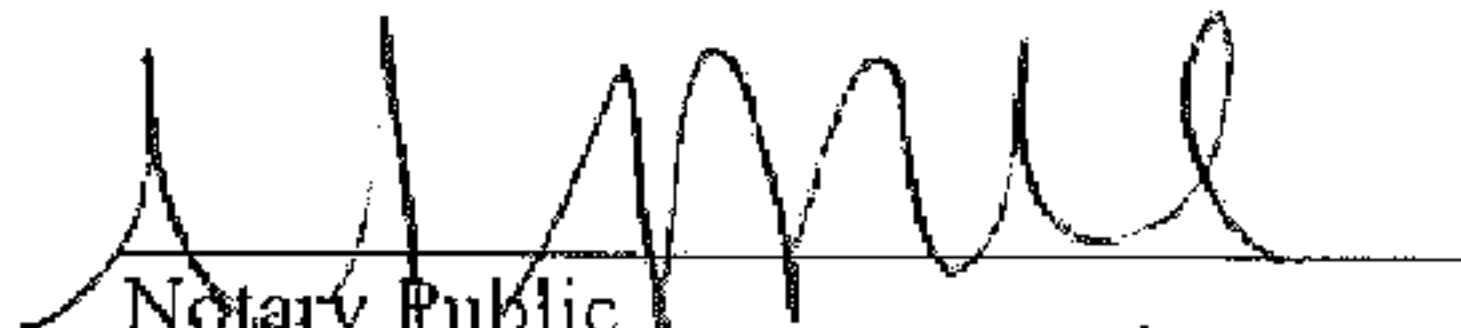

Notary Public
My Commission Expires: 1-30-24

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

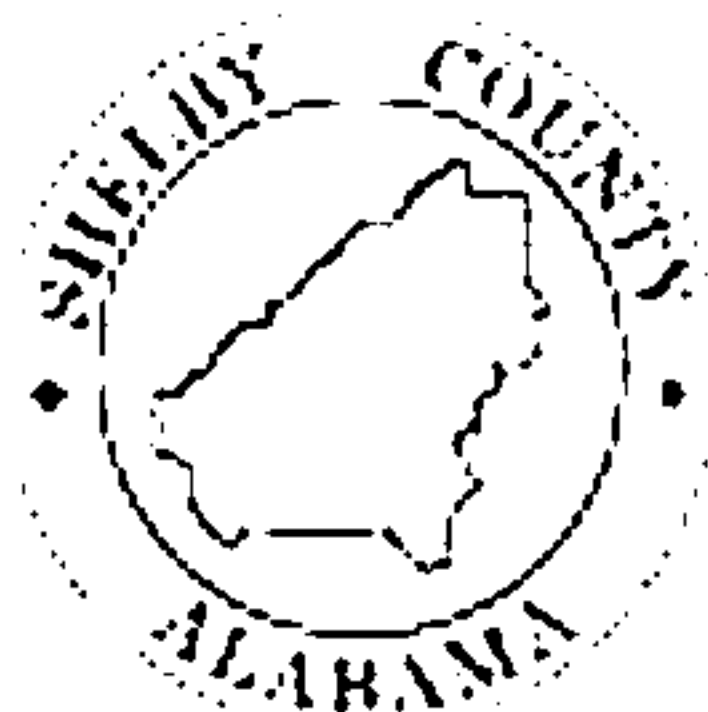
The SE ¼ of SE ¼ of Section 27, Township 21 South, Range 1 West, lying Northwest of Highway #25. THERE IS EXCEPTED THEREFROM a lot in the SE ¼ of the SE ¼ of Section 27, Township 21 South, Range 1 West, described as follows: Commence at the Northeast corner of the SE ¼ of the SE ¼ of Section 27, Township 21 South, Range 1 West; thence run West along the North line of said ¼-1/4 section a distance of 154.73 feet to the point of beginning; thence continue along the North line of said ¼-1/4 section a distance of 380.88 feet; thence turn an angle of 130 degrees 15 minutes to the left and run a distance of 438.30 feet to the North right of way line of the Columbiana By-Pass, or State Highway 25; thence turn an angle of 90 degrees 00 minutes to the left and run along said right of way line a distance of 290.70 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 192.21 feet to the point of beginning. Situated in the SE ¼ of the SE ¼ of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT; Commence at the Northeast corner of the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West; thence run South along the East line of said ¼-1/4 section 120.86 feet to the North right of way line of Alabama Highway No. 25; thence turn an angle of 49 degrees 45 minutes to the right and run along said right of way line a distance of 330.70 feet to the point of beginning; thence continue along said Highway right of way a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 607.61 feet, more or less, to the North line of the SE ¼ of the SE ¼, Section 27; thence turn an angle of 130 degrees 15 minutes to the right and run along said North line a distance of 262.04 feet; thence turn an angle of 49 degrees 45 minutes to the right and run a distance of 438.30 feet, more or less, to the North right of way of Alabama Highway No. 25 and the point of beginning. Situated in the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT; Commence at the Northwest corner of the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West; thence run East along the North line of said ¼-1/4 section a distance of 10.00 feet to the point of beginning; thence continue East along said North line a distance of 549.66 feet; thence turn an angle of 51 degrees 56 minutes 30 seconds to the right and run a distance of 568.87 feet to a point on the Northeast right of way line of Alabama State Highway No. 25; thence turn an angle of 90 degrees 00 minutes to the right and run along said highway right of way a distance of 293.49 feet; thence turn an angle of 81 degrees 16 minutes 31 seconds to the right and run a distance of 918.35 feet to the point of beginning; situated in the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT; Commence at the Northwest corner of the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West; thence run South along the West line of said ¼-1/4 section a distance of 224.96 feet; thence turn a deflection angle of 42 degrees 16 minutes 15 seconds to the left and run a distance of 527.50 feet to the center of Alabama Power Company Transmission line right of way and the point of beginning; thence continue in the same direction a distance of 226.41 feet to the Northwest right of way of Alabama State Highway No. 25; thence turn a deflection angle of 90 degrees 24 minutes 07 seconds to the left, to the tangent of a right of way curve, and run along said right of way curve a chord distance of 266.18 feet; thence turn a deflection angle of 96 degrees 18 minutes 07 seconds to the left and run a distance of 207.79 feet; thence turn a deflection angle of 79 degrees 00 minutes 00 seconds to the left and run a distance of 242.60 feet, to the point of beginning. Situated in the SE ¼ of the SE ¼, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; all being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT; A parcel of land situated in the SE ¼ of SE ¼ more particularly described as follows: Beginning at the Northeast corner of the SE ¼ of the SE ¼; thence South to right of way; Southwest 4 feet; Northwest to North line of the SE ¼ of SE ¼; East to point of beginning; being situated in the SE ¼ of SE ¼ of Section 27, Township 21, Range 1 West, Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2023 02:17:28 PM
\$26.00 JOANN
20230224000050910**

Allie S. Bayl