

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned does hereby release particularly described property from the lien of that certain mortgage executed by **Jason P. Ramsey and Casey C. Ramsey** in favor of **BancorpSouth Bank (now known as Cadence Bank)**, recorded in the Probate Office of Shelby County, Alabama, in **Instrument # 20211026000519010, corrected and refiled in Instrument # 20230411000101920**; and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, all of his right, title, and interest of the undersigned in and to the following described property located in Shelby County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 26th day of April, 2023.

CADENCE BANK

by: David Salter
David Salter
Its: Senior Relationship Manager & Team Leader

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that David Salter whose name as Senior Relationship Manager & Team Leader of Cadence Bank, a corporation, 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/she, in his/her capacity as such officer and with full authority, executed the same voluntarily for Cadence Bank and as the act of said corporation.

Given under my hand and official seal this 26th day of April, 2023.

My Commission Expires:



Cynthia K. Mitchell
Notary Public

EXHIBIT "A" – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

All of the East Half of the Southwest 1/4 situated in Section 20, Township 20 South, Range 2 West, lying South of Shelby County Highway #332, LESS AND EXCEPT the lot as described in that certain deed recorded in Deed Book 140, page 272, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT The following described property:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00°39'00" East, a distance of 526.09 feet to the Point of Beginning; thence continue along the last described course a distance of 400.99 feet; thence South 44°37'37" West, a distance of 1808.74 feet; thence North 00°50'33" West a distance of 962.90 feet to the Southeasterly R.O.W. line of Shelby County Highway 332, Prescriptive R.O.W. (all further calls will be along said R.O.W. line) and point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21°25'49", and subtended by a chord which bears North 37°39'41" East and a chord distance of 94.82 feet; thence along the arc of said curve, a distance of 95.38 feet; thence North 26°56'47" East a distance of 257.83 feet to a curve to the right, having a radius of 215.00, a central angle of 40°29'56" and subtended by a chord which bears North 47°11'45" East, and a chord distance of 148.83 feet; thence along the arc of said curve, a distance of 151.97 feet; thence North 87°26'43" East a distance of 158.52 feet to a curve to the right, having a radius of 1165.00, a central angle of 05°46'30" and subtended by a chord which bears North 70°19'58" East and a chord distance of 117.38 feet; thence along the arc of said curve, a distance of 117.42 feet; thence North 73°13'14" East a distance of 38.78 feet to a curve to the left, having a radius of 430.00 feet, a central angle of 19°09'42" and subtended by a chord which bears North 63°38'23" East, and a chord distance of 143.14 feet; thence along the arc of said curve a distance of 143.81 feet; thence North 54°03'31" East a distance of 150.78 feet to a curve to the right, having a radius of 270.00, a central angle of 04°31'25" and subtended by a chord which bears North 56°29'14" East and a chord distance of 22.88 feet; thence along the arc of said curve a distance of 22.89 feet; thence North 58°34'58" East a distance of 24.58' to a curve to the left, having a radius of 230.00, a central angle of 19°13'10", and subtended by a chord which bears North 49°18'21" East and a chord distance of 76.79 feet; thence along the arc of said curve, a distance of 77.15 feet; thence North 39°41'48" East a distance of 116.78 feet to a curve to the left, having a radius of 330.00, a central angle of 14°48'25" and subtended by a chord which bears North 32°17'34" East and a chord distance of 85.04 feet; thence along the arc of said curve a distance of 85.28 feet; thence South 52°11'12" East and leaving said R.O.W. line, a distance of 295.69 feet to the Point of beginning.

Less and except the R.O.W. of a Railroad Tract, 100 foot R.O.W., being more particularly described as follows: Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00°39'00" East a distance of 645.51 feet to the Point of Beginning; thence continue along the last described course a distance of 140.82 feet; thence South 44°37'37" West a distance of 1809.40 feet; thence North 00°30'33" West a distance of 140.28 feet; thence North 44°37'37 East a distance of 1810.18 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2023 03:12:23 PM
\$26.00 PAYGE
20230426000121810

Allen S. Bayl