



20231227000370380 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/27/2023 11:54:33 AM FILED/CERT

STATE OF ALABAMA,

SHELBY COUNTY.

**RELEASE OF REAL PROPERTY FROM MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned COOSA PINES FEDERAL CREDIT UNION, is the owner and holder of record of that certain mortgage executed by MARK A. RIKARD and wife, LORI P. RIKARD, dated the 23<sup>rd</sup> day of November, 2021, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20211129000568610, in which mortgage the following described land and other land is described and conveyed; and

WHEREAS, for the consideration herein set out, the said COOSA PINES FEDERAL CREDIT UNION has agreed to release from the lien of said mortgage the hereinafter described land.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and 00/100 Dollars paid to the mortgagee, on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said mortgagee does hereby release, remise, convey and quit claim unto MARK A. RIKARD and LORI P. RIKARD, their heirs and assigns from the lien, operation and effect of said mortgage that part of the land described in said mortgage which is described as follows:

A Parcel of land to be known as Lot 1 of the Rikard Family Subdivision, being more particularly described as follows:

443 Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence S89°23'19"W a distance of 667.54'; thence S00°05'06"W a distance of 192.00' to the POINT OF BEGINNING; thence continue S00°05'06"W a distance of 192.00'; thence S73°15'52"W a distance of 226.76' to the Easterly R.O.W. line of Shelby County Highway 55; thence N31°44'10"W and along said R.O.W. line a distance of 35.85', to a curve to the right, having a radius of 660.00', subtended by a chord bearing N21°13'51"W, and a chord distance of 240.67'; thence along the arc of said curve and along said R.O.W. line for a distance of 242.03'; thence N89°33'47"E and leaving said R.O.W. line a distance of 323.46' to the POINT OF BEGINNING. Said Parcel containing 1.49 acres, more or less.

ALSO AND INCLUDING a 60.00' Ingress/Egress and Utility Easement, lying 30.00' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence S89°23'19"W a distance of 667.54'; thence S00°05'06"W a distance of 192.00'; thence S89°33'47"W a distance of 292.95' to the POINT OF BEGINNING OF SAID CENTERLINE, to a curve to the right,



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having a radius of 630.00', subtended by a chord bearing N07°58'22"W, and a chord distance of 71.39'; thence along the arc of said curve for a distance of 71.43'; thence N04°43'29"W a distance of 299.00' to the POINT OF ENDING OF SAID EASEMENT.

As to all other land described and conveyed in said mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

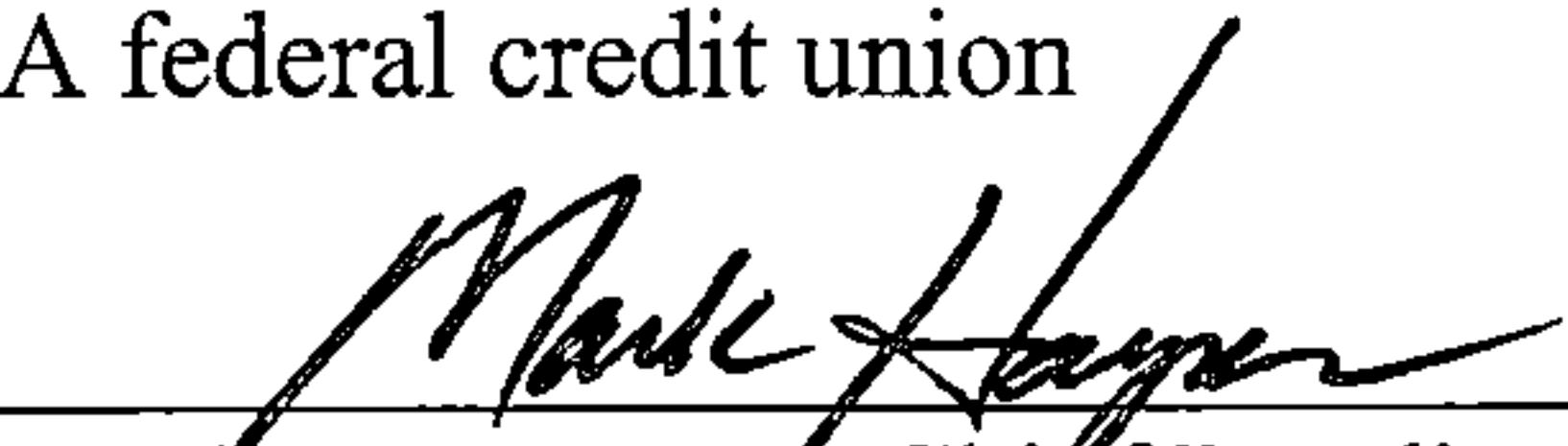
To Have and to Hold said tract or parcel of land unto the said Mark A. Rikard and Lori P. Rikard, their heirs and assigns forever.

This release is given for the purpose of enabling Mark A. Rikard and Lori P. Rikard to make a valid conveyance of said land free and clear of lien of said mortgage.

IN WITNESS WHEREOF, COOSA PINES FEDERAL CREDIT UNION, has caused this conveyance to be executed on the 7 day of December, 2023.

Coosa Pines Federal Credit Union  
A federal credit union

By:

  
Mark Haynes, Its Chief Lending Officer

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that Mark Haynes, whose name as Chief Lending Officer of COOSA PINES FEDERAL CREDIT UNION, a federal credit union, is 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 on the day the same bears date.

Given under my hand this the 7<sup>th</sup> day of December, 2023.

  
NOTARY PUBLIC

My Commission Expires: 12/22/24

This instrument prepared by:  
J. VAN WILKINS  
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(256) 245-4200

