

Prepared by or under the supervision of:

Jason Pike
Cadence Bank
2778 West Jackson Street
Tupelo, Mississippi 38801

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 **Carol Lynn Wallace, a single woman** (whether one or more "Mortgagor"), to **BancorpSouth Bank on October 25, 2016**, which said mortgage was recorded in the office of the Judge of Probate of **SHELBY** County on **November 14, 2016**, in **Instrument #20161114000417360**.

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:

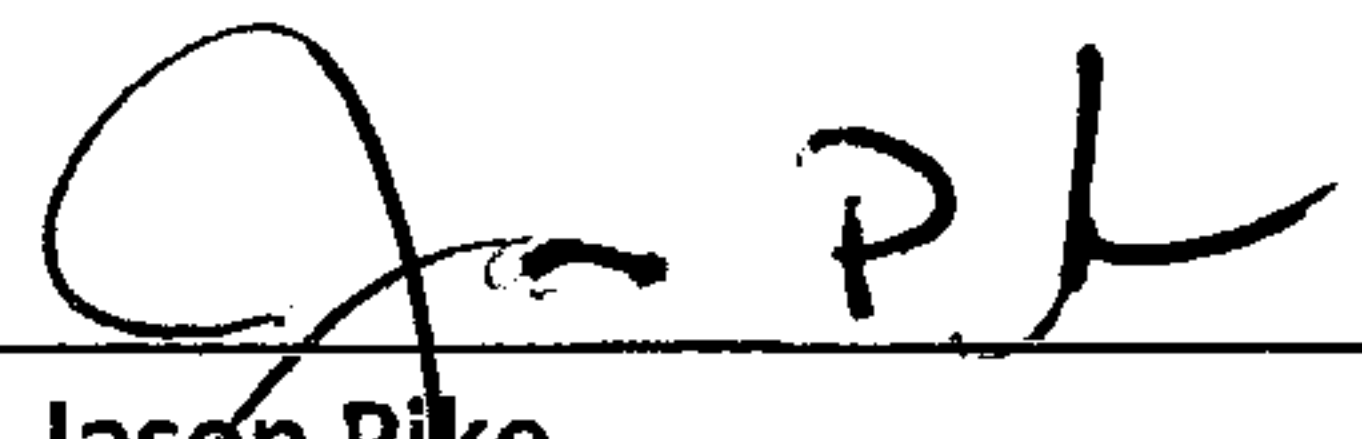
Parcel of Right-of-Way described in Exhibit "A" which is incorporated herein and attached hereto.

FURTHER, this Partial Satisfaction of Recorded Mortgage shall in no way impair or release the lien in the Mortgage covering **the parcel of land described in Exhibit B**.

TO HAVE AND TO HOLD the same **Parcel of Right-of-Way (Exhibit A)**, 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 **Parcel of land in Exhibit B**, 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 13th day of March, 2024.

CADENCE BANK

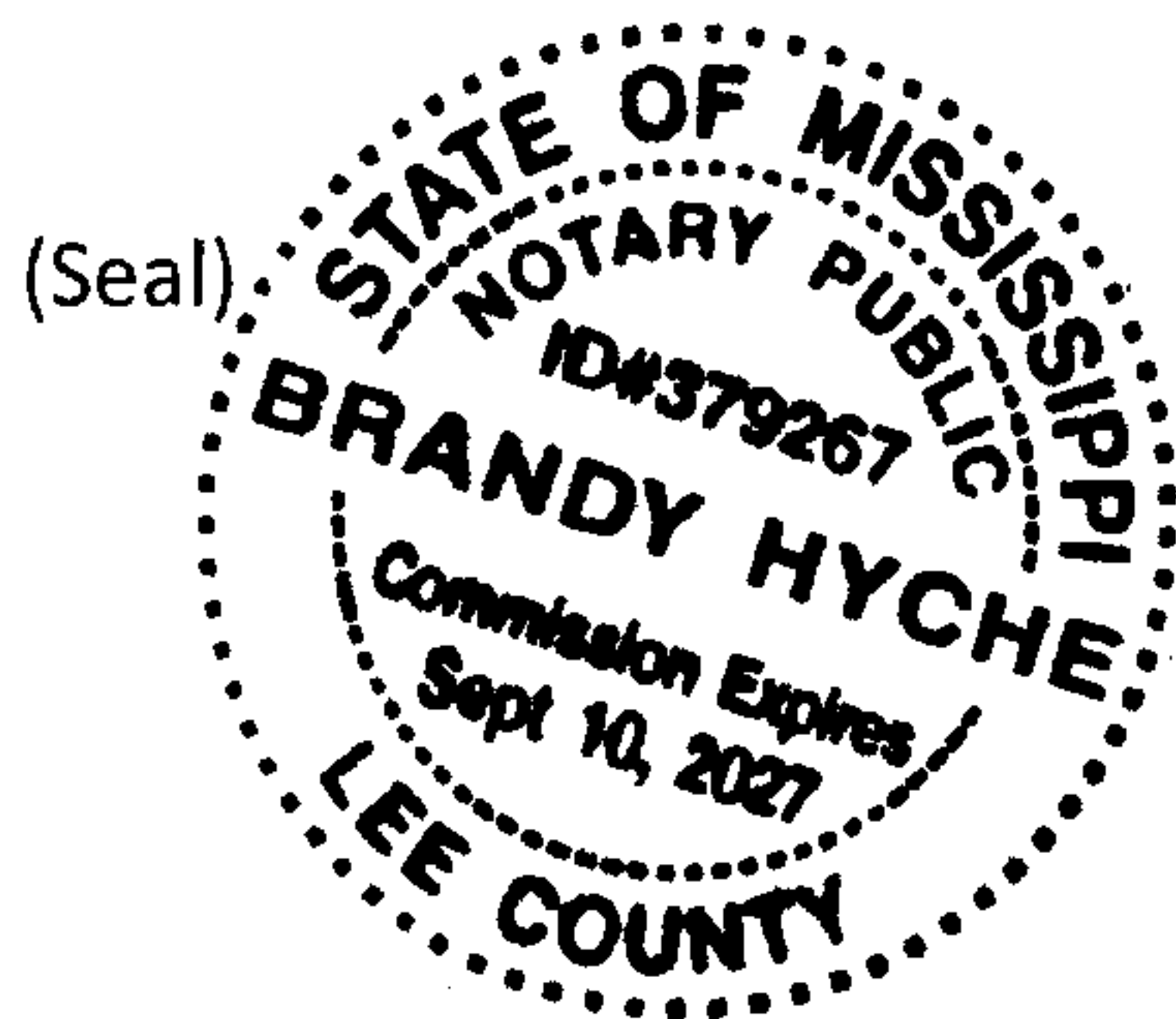
Signature: 
Printed Name: **Jason Pike**
Capacity: **Senior Vice President**

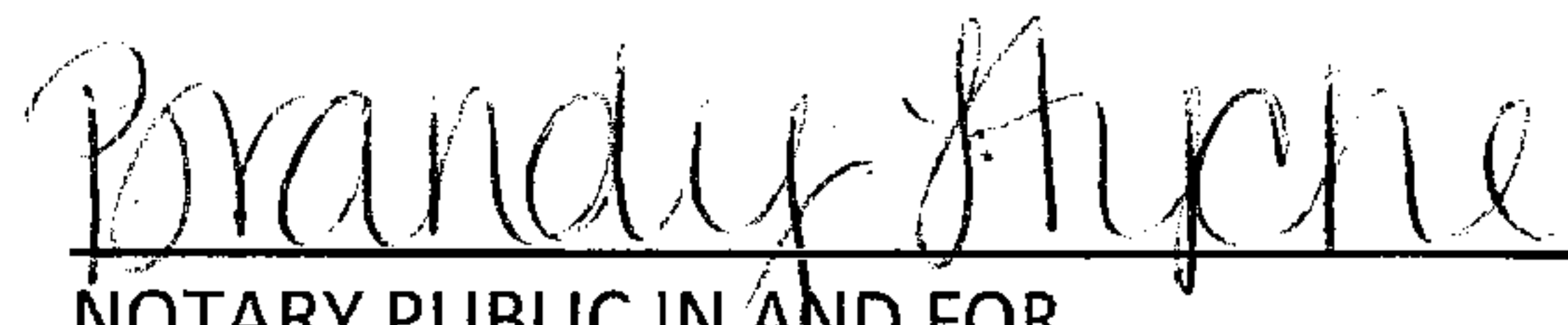
STATE OF MISSISSIPPI
COUNTY OF Lee

§
§

BEFORE ME, the undersigned authority, on this day personally appeared **Jason Pike, in his capacity as Senior Vice President of Cadence Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the authorized representative of Cadence Bank, that he has signed the Partial Satisfaction of Recorded Mortgage on behalf of Cadence Bank, for the purposes and consideration therein expressed and in the capacity therein stated; and that he has authority on behalf of Cadence Bank to sign this agreement.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of March, 2024.




NOTARY PUBLIC IN AND FOR
THE STATE OF MISSISSIPPI

Return to:

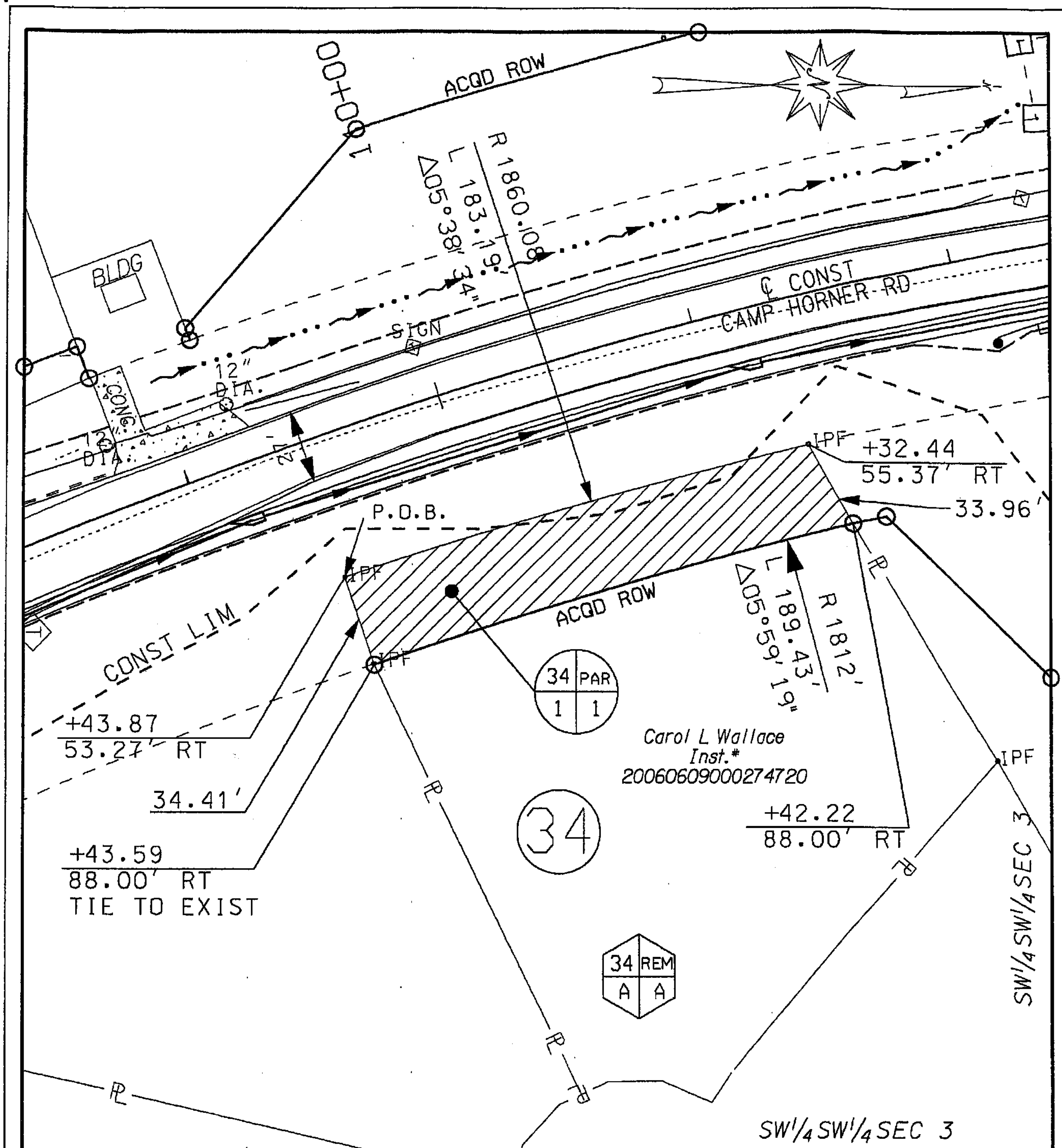
EXHIBIT "A"

A parcel of Right-of-Way being more particularly described as follows:

Commence at the Southwest Corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle $126^{\circ}36'00''$ and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of $44^{\circ}37'01.11''$ and a radius of 1900 feet; thence run northwesterly along the arc of said curve for a distance of 570.95 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southwesterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northeasterly side by a line lying 88 feet northeasterly of and parallel to the following described line; thence continue northwesterly along the arc of said curve for a distance of 176.00 feet, more or less, to an intersection with a southwesterly projection of the Grantors northerly property line and the end of this Right-of-Way.

The outer boundaries of said Right-of-Way being extended or trimmed as necessary to terminate at the property line of the grantor.

All of said Right-of-Way lies in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and is part of Lot 159-A, according to the resurvey of Lots 159, 160 & 161, Phase Two, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 60, in the Probate Office of Shelby County, Alabama and contains, 0.144 acres, more or less.





TRACT NUMBER: 34 PARCEL 1 OF 1		SHELBY COUNTY	
OWNER: CAROL L WALLACE		PROJECT NUMBER STPBH-5939 (200)	
PID: 10-2-03-0-005-036.000		ACQUIRED ROW 	
ACREAGE BEFORE:	0.836 ACRES	DATE: 5 /03 /2023	
REQUIRED ROW:	0.144 ACRES	SCALE: 1" = 50'	
ACREAGE REMAINING:	0.692 ACRES	PAGE 1 OF 1	
EASEMENT AREA:	0.000 ACRES	 NEEL-SCHAFER, INC. ENGINEERS • PLANNERS BIRMINGHAM, ALABAMA	

Exhibit B

Lot 159-A, according to the Resurvey of Lots 159, 160 & 161, Phase Two, Caldwell Crossing, 2nd Sector, as recorded in Map Book 32, Page 60, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2024 03:29:31 PM
\$34.00 JOANN
20240314000071220**

Allen S. Bayl