

Record and Return To:
Regions Bank
2090 Parkway Office Circle
Hoover, AL 35244

This Document Prepared By:
CURTRESHA RICE
Regions Bank
2090 Parkway Office Circle
Hoover, AL 35244
(205)820-3528

20240326000081440
03/26/2024 11:12:08 AM
PARTREL 1/2

PARTIAL SATISFACTION OF MORTGAGE

Regions Bank Post Office Box 12926, Birmingham, Alabama 35202 for valuable consideration, the receipt and sufficiency which is hereby acknowledged, hereby releases the property situated in **Shelby County, Alabama** fully described in the legal description attached hereto from the Mortgage referenced below:

Borrower: **OVER THE MOUNTAIN GLASS**

Instrument: **20151207000417610** in **Shelby County, AL**
Legal: **SEE ATTACHED EXHIBIT A**

This release is given on the condition that it shall in no way affect the lien of the above-stated Mortgage on the remaining property described in the security instrument, but shall only be construed as a release from the lien of said document as to the property described in the legal description attached herein.

The party executing this instrument is the present holder of the document described herein.

IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on **03/26/2024**.

Regions Bank

By: *Rita Dooley*
Name: **Rita Dooley**
Title: **Bank Officer**

STATE OF **Alabama**
COUNTY OF **State at Large** } s.s.

On **03/26/2024**, before me, **Fremona T Burt**, Notary Public, personally appeared **Rita Dooley, Bank Officer of Regions Bank**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.
Fremona T. Burt
Notary Public: **Fremona T Burt**
My Commission Expires: **11/02/2026**
Commission #: **NA**



EXHIBIT A

A part of the NE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 36, Township 19 South, Range 3 West, identified as Tract No. 61 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at found nail marking the East corner of Lot 12 as recorded in Map Book 9, Page 172 in the Office of The Judge of Probate Shelby County, Alabama;

thence run Northwesterly along the present R/W for a distance of 354.02 feet more or less to a point on the present R/W;

thence run Northwesterly along said R/W for a distance of 35.96 feet to a point on the acquired R/W, (said point offset 66.00 feet RT and perpendicular to centerline of project at station 274+95.03);

thence run Southwesterly along the acquired R/W for a distance of 173.50 feet to the POINT OF BEGINNING, and being a point on the grantor's North property line, (said point offset 66.00 feet RT and being perpendicular to centerline of project at station 273+17.47) and being the beginning of a curve to the left having a radius of 2834.00 feet, a delta angle of 03 degrees 05 minutes 48 seconds, a chord bearing of South 62 degrees 39 minutes 49 seconds West, and a chord distance of 153.14 feet;

thence run along acquired R/W and the arc of said curve for a distance of 153.16 feet to a point on the grantor's South property line, (said point offset 66.00 feet Rt and perpendicular to centerline of project at station 271+60.73 feet);

thence run North 00 degrees 50 minutes 42 seconds East for a distance of 34.65 feet to a point on the acquired R/W, and being the beginning of a curve to the right having a radius of 3779.72 feet, a delta angle of 02 degrees 04 minutes 07 seconds, a chord bearing of North 62 degrees 04 minutes 07 seconds East, and a chord distance of 136.46 feet;

thence run along acquired R/W and the arc of said curve for a distance of 136.47 feet to a point on the acquired R/W;

thence run South 27 degrees 55 minutes 06 seconds East for a distance of 31.96 feet to the POINT OF BEGINNING. Said parcel contains 0.10 acre(s) more or less.

Temporary Construction Easement 1 of 1:

Begin at a point on the acquired R/W being the POINT OF BEGINNING, (said point offset 66.00 feet right and perpendicular to centerline of project at station 272+40.00);

thence run South 27 degrees 19 minutes 31 seconds East for a distance of 14.00 feet to a point, (said point offset 80.00 feet RT and perpendicular to centerline of project at station 272+40.00) said point being the beginning of a curve to the left having a radius of 2820.00 feet, a delta angle of 01 degrees 43 minutes 43 seconds, a chord bearing of South 61 degrees 48 minutes 38 seconds West, and a chord distance of 85.07 feet;

thence run along said curve for a distance of 85.07 feet to a point on the grantor's West property line; thence run North 00 degrees 50 minutes 42 seconds East for a distance of 16.14 feet to a point on the acquired R/W, said point being the beginning of a curve to the right having a radius of 2883.00 feet, a delta angle of 01 degrees 32 minutes 21 seconds, a chord bearing of North 61 degrees 53 minutes 31 seconds East, and a chord distance of 77.45 feet;

thence run along the arc of said curve for a distance of 77.45 feet to the POINT OF BEGINNING. Said easement contains 0.02 acre(s) more or less.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2024 11:12:08 AM
\$25.00 BRITTANI
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Allen S. Bayl