

INSTRUMENT PREPARED BY:  
Wallace/Ellis  
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA )  
SHELBY COUNTY )

20240401000089570 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/01/2024 03:59:31 PM FILED/CERT

For value received and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned Navy Federal Credit Union, does hereby release and discharge from the lien of that certain mortgage dated February 25, 2016, executed by Derek P. and Dawn M. Clark Revocable Trust, and filed for record March 02, 2016 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20160302000067340, as amended by Modification of Mortgage recorded as Instrument #20230117000013240 in the Probate Office of Shelby County, Alabama, to release from the Mortgage the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage, in said mortgage and the note thereby secured shall continue in full force and effect, and the said Navy Federal Credit Union shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.

IN WITNESS WHEREOF, the undersigned Navy Federal Credit Union, has caused these presents to be executed by Jacqueline Duval, its Manager, duly authorized thereof, on this 26 day of MARCH, 2024.

NAVY FEDERAL CREDIT UNION

BY: [Signature]  
(Printed Name): JACQUELINE DUVAL  
(Title): MANAGER, BUSINESS LENDING OPS

STATE OF Florida  
COUNTY OF Escambia

Personally appeared before me, the undersigned authority in and for the said County and State, on this 26 day of March, 2024 within my jurisdiction, the within named Jacqueline Duval, personally known who acknowledges that he/she is the Manager of Business Lending Operations of Navy Federal Credit Union, and who acknowledges that for and on behalf of Navy Federal Credit Union and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Given under my hand and official seal, this the 26 day of March, 2024

Katelynn Berryman  
Notary Public

My Commission Expires: \_\_\_\_\_

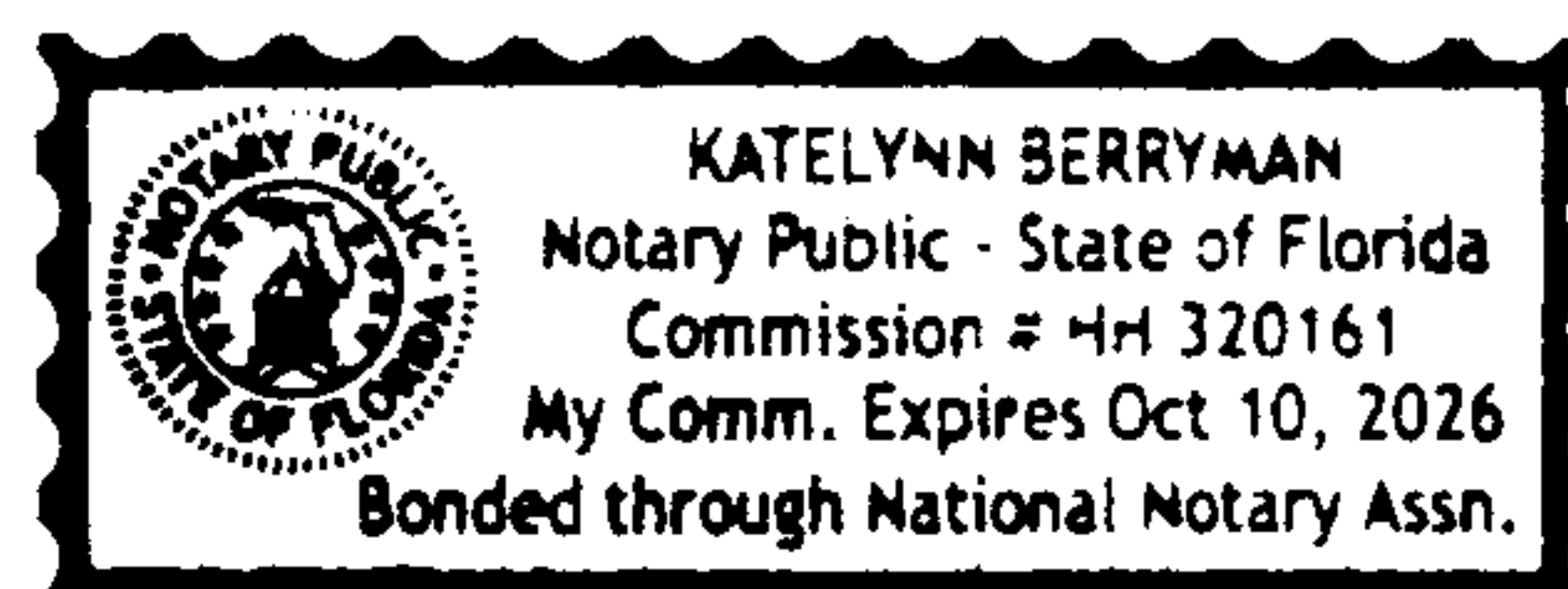


EXHIBIT "A"  
LEGAL DESCRIPTION



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**A part of the NW ¼ - SW¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 33 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commence at the Southwest corner of Section 36, Township 19 South, Range 3 West;

thence run East along the South line of said section for a distance of 462.27 feet more or less to a point on the present R/W of State Route 261;

thence run Northeasterly along the present R/W for a distance of 890.25 feet more or less to a point on the acquired R/W;

thence run Northeasterly along the acquired R/W for a distance of 848.27 feet more or less to a point on the acquired R/W and being the POINT OF BEGINNING, (said point offset 60.00 feet RT and perpendicular to centerline of project station 229+28.83);

thence run North 71 degrees 49 minutes 05 seconds West along the grantor's South property line for a distance of 38.07 feet to a point on the present R/W;

thence run North 13 degrees 39 minutes 18 seconds East along the present R/W for a distance of 42.51 feet to a point on the present R/W;


thence run South 89 degrees 46 minutes 26 seconds East along the grantor's North property line for a distance of 40.64 feet to a point on the acquired R/W, (said point offset 60.00 feet right and perpendicular to centerline of project at station 229+85.34), and being the beginning of a curve to the left having a radius of 2160.00 feet, a delta angle of 01 degrees 27 minutes 30 seconds, a chord bearing of South 15 degrees 18 minutes 19 seconds West, and a chord length of 54.98 feet;

thence run along acquired R/W and the arc of said curve for a distance of 54.98 feet to the POINT OF BEGINNING. Said parcel contains 0.04 acre(s) more or less.

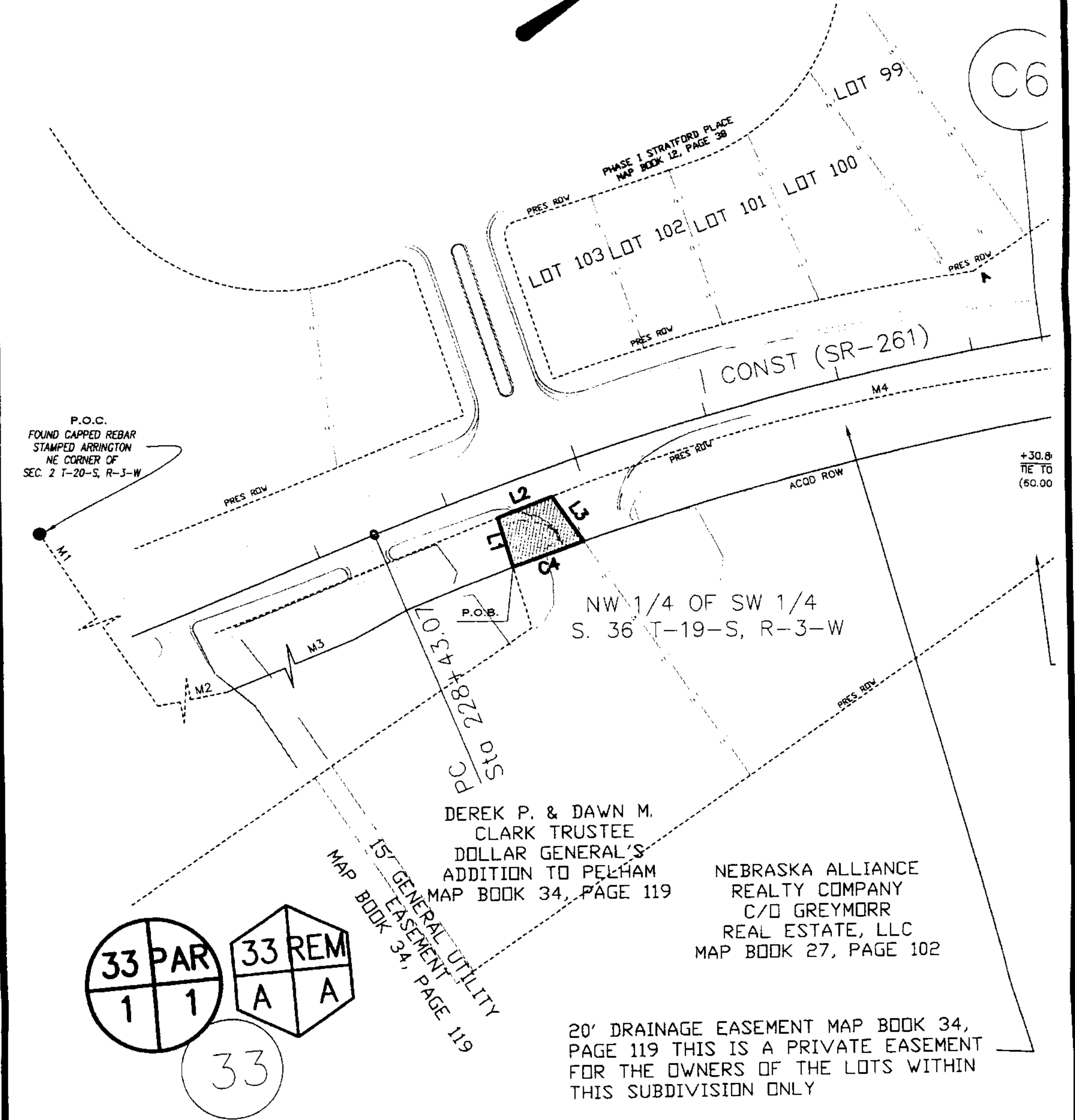
ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	2160.00'	54.98'	54.98'	S 15°18'19" W	1°27'30"

LINE	BEARING	DISTANCE
L1	N 71°49'05" W	38.07'
L2	N 13°39'18" E	42.51'
L3	S 89°46'26" E	40.64'



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Tract # :	33	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Derek P. & Dawn M. Clark Trustee		County:	SHELBY
Total Before:	1.19 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.04 AC	CPMS:	100074113
Total Remainder:	1.15 AC	Date:	September 8, 2022
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1