



20240515000143200 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/15/2024 08:55:41 AM FILED/CERT



20240517000146260 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
05/17/2024 08:07:42 AM FILED/CERT

(above space reserved for recording purposes only)

MIN#: 1010878-2102002674-7

USB# 3300450785

PARTIAL RELEASE OF MORTGAGE

WHEREAS, TINA C MCKELVEY AND PAUL DUNN MCKELVEY, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

By a Mortgage dated April 19, 2021, to "MERS", is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for the Lender (Lender being Bryant Bank) and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument.

MERS is organized and existing under the laws of Delaware, having an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888)679-MERS, for the sum of **Five Hundred Twenty Thousand Dollars (\$520,000.00)**, and recorded on April 28, 2021 in the Recorder's office, in and for the County of Shelby and State of Alabama and recorded as **MORTGAGE INSTRUMENT NO. 20210428000211920**, and conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said did describe and set forth; and whereas, said Mortgage and note or notes has or have been **PARTIALLY** paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUIT-CLAIM unto the present owners of said property, **PART** of the real estate in said deed of trust described, situated in the County of **Cullman**, and State of **Alabama** to wit;

BUT THIS RELEASE SHALL NOT IMPAIR THE LIEN OF THE SAID MORTGAGE TO THE LANDS THEREIN DESCRIBED NOT HEREBY RELEASED

SEE EXHIBIT 'A' FOR LAND TO BE RELEASED



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IN WITNESS WHEREOF, the undersigned have executed these presents this 27th day of December 2023 before me

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. "MERS" AS
NOMINEE FOR BRYANT BANK**

Jeanette Bean / Vice-President

Stevie Kretz / Witness

STATE OF Kentucky }

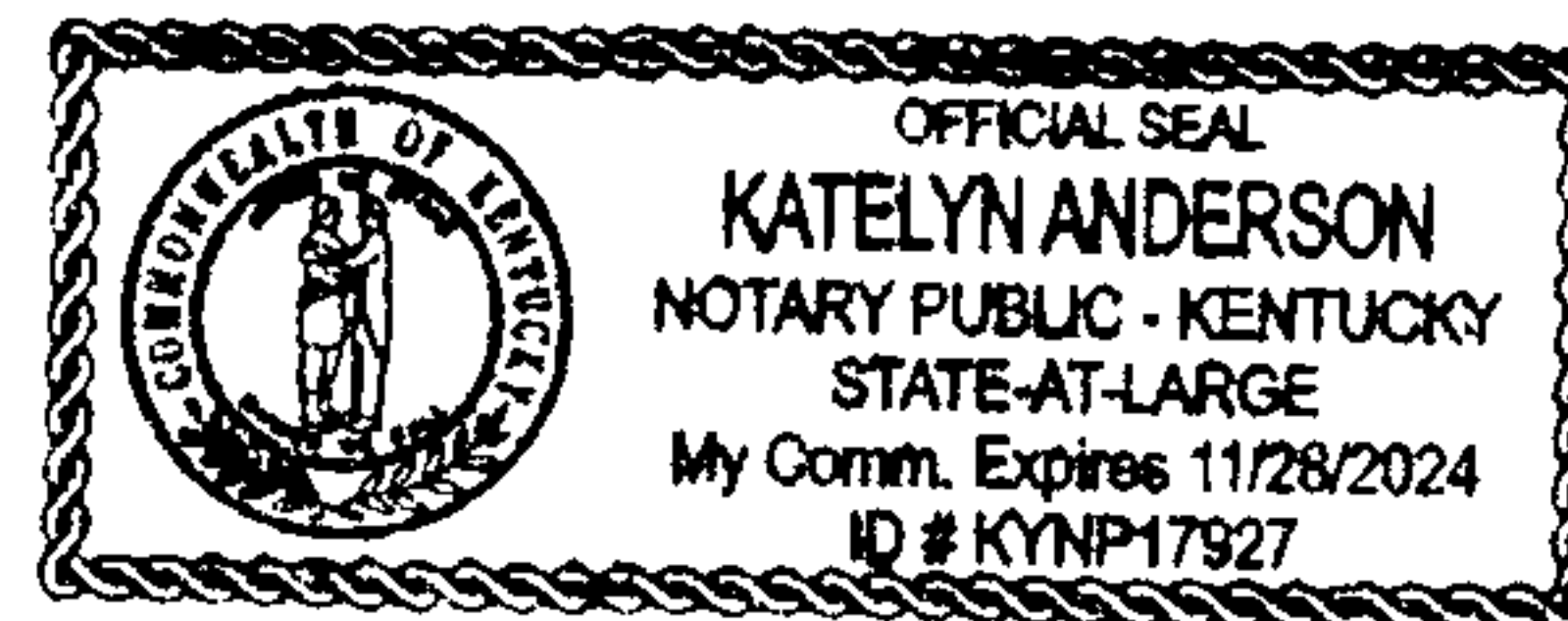
} } SS:

County Of Daviess }

On this 27th day of December 2023 before me appeared Jeanette Bean, to me personally known, who, being by me duly sworn, did say that Jeanette Bean, a Vice-President for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. "MERS" AS NOMINEE FOR BRYANT BANK, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and acknowledged said instrument to be the free act and deed of said corporation

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State and year first above written.

Notary Public: Katelyn Anderson KYNP: 17927
My term expires: November 28, 2024



This Document drafted by:

Jeanette Bean, Release Dept.

US Bank Home Mortgage 2800 Tamarack Rd Owensboro, KY 42301




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EXHIBIT "A"


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Right-of-Way

Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of 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 $126^{\circ}36'0''$ 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 then northeasterly along the arc of said curve a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 523.73 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southeasterly side by the southeasterly property line of the Grantor and being bound on the northwesterly side by a line lying 100 feet northwesterly of parallel to the following described line; thence continue northeasterly along last described course for a distance 28.67 feet. At this point the Right-of-Way is bound on the southeasterly side by the currently existing Right-of-Way of Caldwell Mill Road; thence continue northeasterly along the last described course for a distance of 62.94 feet to the northeasterly property line of the Grantor and the end of said Right-of-Way.

All of said Right-of-Way lies in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 3, Township 19 South, Range 2 West Shelby County, Alabama and is part of Lot 1, according to the Final Recorded Plat of Caldwell Mill Trace, as recorded in Map Book 18, Page 67 in the Probate Office of Shelby County, Alabama and contains 0.123 acres, more or less.

The outer boundaries of said Right of Way being extended and trimmed as necessary to terminate at the property lines of the Grantor.