

STATE OF ALABAMA)

SHELBY COUNTY)



20240530000160500 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/30/2024 03:13:16 PM FILED/CERT

PARTIAL RELEASE OF LAND FROM MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT **Mortgage Electronic**

**Registration Systems, Inc., as mortgagee, as nominee for FirstBank, its
successors and assigns is**

the owner and holder or record of that certain mortgage
executed by **Donna Jean Sigrist** ("Mortgagor"). Said mortgage was executed on
September 9, 2022 and recorded with the Shelby County, Alabama, Judge of
Probate Office on **September 7, 2022** and in
Instrument # 20220907000348890.

NOW, Mortgagee does hereby release, remise, convey, and quit claim onto
Mortgagor and their heirs and assigns from the lien, operation and effect of said
mortgage on that part of the property described as follows:

A part of the NE1/4 - NE 1/4, Section 2, Township 20 South, Range 3 West,
identified as Tract No. 14 on Project No. RP-7112(003) in Shelby County,
Alabama and being more fully described as follows:

Parcel 1 of I:

Commence on the present South R/W line of Saddle Run Circle at a found capped rebar
stamped Weygand marking the Northwest corner of Lot 3 according to Saddle Run
Subdivision as recorded in Map Book 11 Page 28 in the Office of the Judge of Probate in
Shelby County, Alabama;

thence run along said present R/W line for a distance of 220.75 feet to a point on the acquired
R/W line, (said point offset 67.78 feet LT and perpendicular to centerline of project);

thence run Southwesterly along the acquired R/W line for a distance of 177.83 feet, more or
less, to a point on the grantor's North property line, and marking the POINT OF BEGINNING;

thence run South 88 degree 58 . minutes 35 seconds East along the grantor's north property
line for a distance of 7.93 feet to a point on the west present R/W line of SR 261;

thence run along said present R/W line and arc of curve, said curve being a clockwise curve
having a radius of 2046.89 feet, a delta angle of 01 degrees 14 minutes 05 seconds, a cord
bearing of South 26 degrees 15 minutes 29 seconds West, and a chord length of 44.11 feet, for
a distance of 44.11 feet to a point on the grantor's South property line;

thence run South 61 degrees 34 minutes 49 seconds West along the grantor's South property
line for a distance of 40.84 feet to a point on the acquired R/W line (said line between a point
offset 75.00 feet LT and perpendicular to centerline of project at station 198+00.00 and a point
offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00);



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thence run North 39 degrees 20 minutes 12 seconds East along the acquired R/W line for a distance of 72.47 feet to a point on the acquired R/W line, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00);

thence run North 26 degrees 50 minutes 57 seconds East along the acquired R/W line for a distance of 3.46 feet to the POINT OF BEGINNING; said parcel contains 0.017 acre(s), more or less. .

As to all other described and conveyed land in said mortgage, the lien shall remain in full force and effect, unaffected by this release. This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said land free and clear of lien of said mortgage to the State of Alabama.

In witness whereof, I set my hand and seal this the 16 day of May, 2024

**Mortgage Electronic Registration
Systems, Inc., as mortgagee, as
nominee for FirstBank, its
successors and assigns**

[Signature]
(Signature)

By: Barry Leon

Its Vice President
Please print name and title

Acknowledgement for Corporation

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 16 day of May, 2024 by Barry Leon of Mortgage Electronic Registration Systems, Inc., a Delaware Corporation, on behalf of the corporation.

Given under my hand and seal on this the 16 day of May, 2024.

Alissa Soderborg
NOTARY PUBLIC
My Commission Expires: 09/23/2026

