

FIRST US BANK



20240723000226570 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/23/2024 03:16:50 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

PARTIAL RELEASE FROM MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS: That whereas the undersigned First US Bank is the owner and holder of record of that certain Mortgage executed by NEIL TREVOR RHODEN, a married man, husband of Buffy Beach Rhoden and BUFFY BEACH RHODEN, a married woman, wife of Neil Trevor Rhoden dated February 6, 2023 and recorded February 10, 2023 in the Office of the Probate Court of SHELBY County, Alabama, in with instrument #20230210000036250 in which Mortgage the following described land and other land is described and conveyed; and

WHEREAS, for the consideration here set out, the undersigned has agreed to release from the lien of said Mortgage the hereinafter described land.

NOW THEREFORE, in consideration of the premises on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the undersigned does hereby RELEASE, REMISE, CONVEY, AND QUITCLAIM unto the said NEIL TREVOR RHODEN, a married man, husband of Buffy Beach Rhoden and BUFFY BEACH RHODEN, a married woman, wife of Neil Trevor Rhoden, and his/her/their heirs and assigns the following described property:

See Exhibit "A"

As to all other land described and conveyed in said Mortgage, the lien thereof shall remain in full force and effect, unaffected by this release. TO HAVE AND TO HOLD said track or parcel of land unto the said, their heirs and assigns forever.

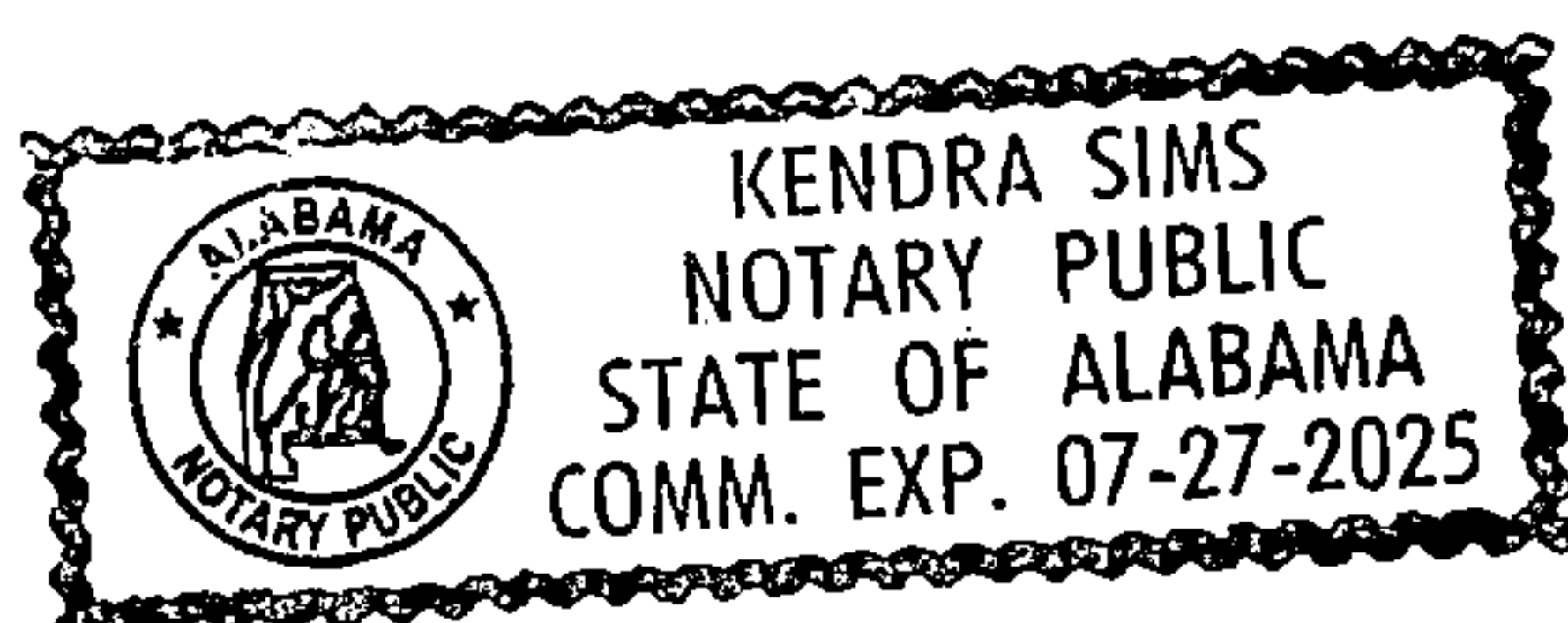
IN WITNESS WHEREOF, First US Bank, a corporation has caused this release to be executed by BILL SCARBROUGH, its SENIOR VICE PRESIDENT/CONTROLLER, this 19TH day of JULY 2024.

BILL SCARBROUGH

This instrument was prepared by:
Tonia Wood, Loan Operations Manager, AVP
First US Bank
P.O. Box 249
Thomasville, AL 36784

STATE OF ALABAMA
COUNTY OF CLARKE

I, Kendra Sims, a Notary Public, in and for said County, in said State, hereby certify that BILL SCARBROUGH, whose name as SENIOR VICE PRESIDENT/CONTROLLER of First US Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument as such officer and with full authority, he executed the same voluntarily. Given under my hand and official seal, this the 19TH day of JULY 2024.



Kendra Sims, Notary Public
My Commission Expires: 7-27-2025



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“Exhibit A”

Parcel 2:

Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 83 degrees 51 minutes 20 seconds East Along the North line of said quarter-quarter section a distance of 60.0 feet to a point; thence run South 00 degrees 03 minutes 19 seconds East a distance of 224.03 feet to a point; thence run North 89 degrees 59 minutes 11 seconds East a distance of 52.5.75 feet to a point; thence run North 03 degrees 30 minutes 08 seconds West a distance of 324.50 feet to a rebar corner; thence run North 03 degrees 30 minutes 00 seconds West a distance of 454.00 feet to a found rebar corner on the southerly margin of Shelby County Highway No. 61; thence run North 64 degrees 28 minutes 29 seconds East along the said southerly margin of said Highway No. 61 a distance of 29.95 feet to a set rebar corner and the point of beginning of the property, Parcel 2, being described; thence continue last described course along southerly margin of said Highway 61 a distance of 211.72 feet to a found rebar corner; thence run South 13 degrees 14 minutes 54 seconds East a distance of 208.81 feet to a found rebar corner; thence run South 08 degrees 22 minutes 01 seconds East a distance of 304.26 feet to a found rebar corner; thence run South 09 degrees 12 minutes 19 seconds East a distance of 14.95 feet to a found rebar corner; thence run South 82 degrees 21 minutes 05 seconds West a distance of 270.73 feet to a set rebar corner; thence run North 03 degrees 32 minutes 32 seconds West a distance of 299.55 feet to a set rebar corner; thence run North 00 degrees 26 minutes 14 seconds East a distance of 164.86 feet to the point of beginning