



20240812000249490 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/12/2024 09:33:33 AM FILED/CERT

Recording requested by and return to:
PNC Bank NA
Attn: Lisa A. Gratton
6750 Miller Rd.
Brecksville, OH 44141

PARTIAL RELEASE OF MORTGAGE / DEED OF TRUST

FROM: Cynthia L. Eaton, Mortgagors
TO: PNC Bank, National Association as successor by merger to Compass Bank, Mortgagee
MORTGAGE / DEED OF TRUST DATE: April 24, 2017
MORTGAGE / DEED OF TRUST RECORDED: May 8, 2017
MORTGAGE / DEED OF TRUST INSTRUMENT: 20170508000158660 **BOOK:** **PAGE:**
RECORDER OF DEEDS OFFICE OF: Shelby County Alabama
MORTGAGE / DEED OF TRUST AMOUNT: \$115,000.00
COLLATERAL ADDRESS: 4500 Wooddale Dr., Pelham, AL 35124
PARCEL ID#: 11-7-36-1-002-017.000

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, the Mortgagor identified above, pursuant to the **MORTGAGE / DEED OF TRUST** identified above, granted and conveyed unto: **PNC Bank, National Association as successor by merger to Compass Bank**, its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the "**Mortgagee**"), the premises more particularly described in said **MORTGAGE / DEED OF TRUST** (the "**Mortgaged Premises**"), to secure the payment of that certain debt or principle sum identified above, together with interest and the other Obligations set forth in said **MORTGAGE / DEED OF TRUST**;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the **MORTGAGE / DEED OF TRUST** described in **EXHIBIT "A"**, attached hereto and made part hereof, which premises constitutes a portion, but not all of, the Mortgaged Premises;

NOW THEREFORE, the Mortgagee, in consideration of the premises and the sum of One Dollar (\$ 1.00), lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, **ALL THAT CERTAIN** lot or piece of ground described as **EXHIBIT "A"**, attached hereto together with the buildings and improvements thereon erected.

TO HOLD, THE SAME, with the appurtenances unto the Mortgagor, their heirs, executors, administrators, successors and assigns forever freed, exonerated and discharged of and from the lien of the **MORTGAGE / DEED OF TRUST** in every part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the aforesaid **MORTGAGE / DEED OF TRUST** on any remaining part of the Mortgaged Premises, or the remedies at law for recovering against the Mortgagor, their heirs executors, administrators, successors and assigns, for the Obligations secured by the **MORTGAGE / DEED OF TRUST**.



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WITNESS the due execution hereof this 9th day of August 2024

Mortgagee: PNC Bank, National Association as successor by merger to Compass Bank

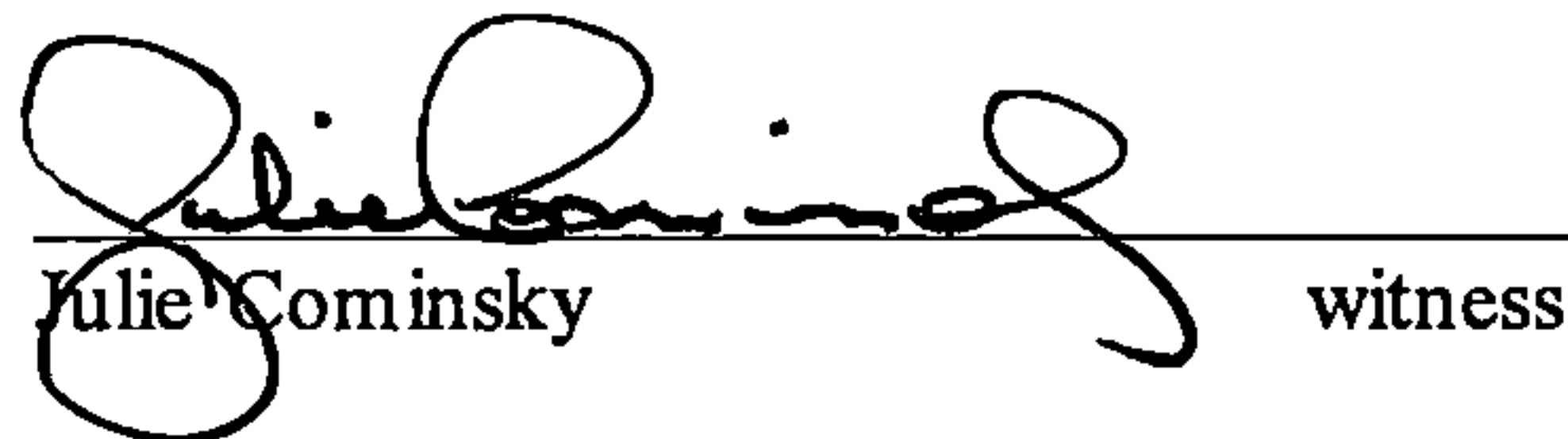
Signed and acknowledged the presence of:

By:

Name: Gary Fisher

Title: Bank Officer


Brittany Stautihar witness

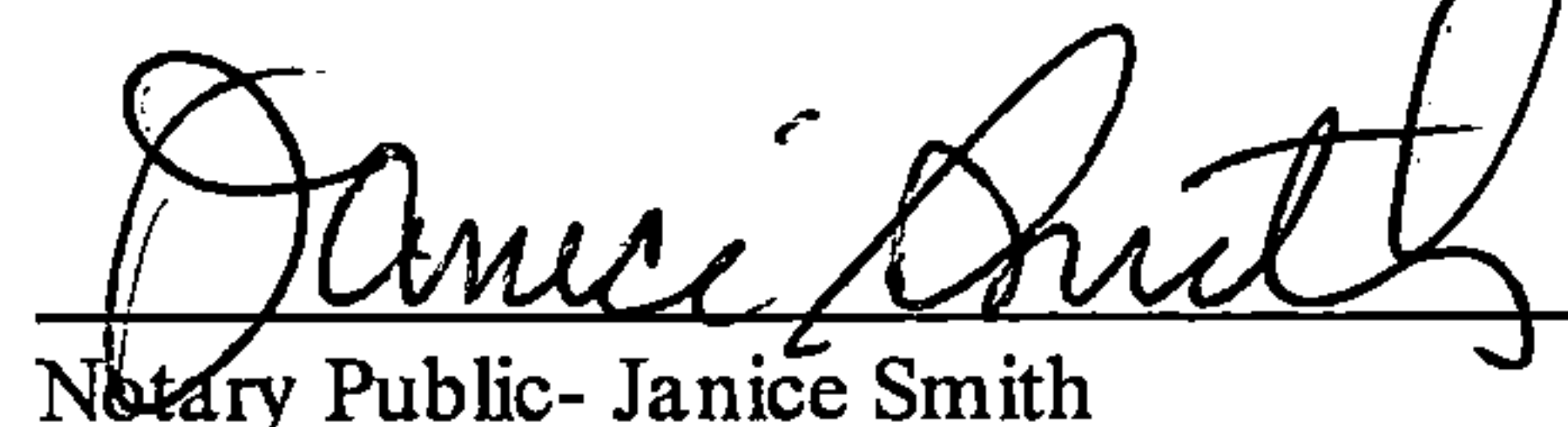

Julie Cominsky witness

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 9th day of August 2024 before me, Janice Smith, a Notary Public, the undersigned officer, personally appeared Gary Fisher, who acknowledged him/herself to be a Bank Officer for **PNC Bank, National Association as successor by merger to Compass Bank**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public- Janice Smith



JANICE SMITH, NOTARY PUBLIC
Residence - Cuyahoga
State Wide Jurisdiction, Ohio
Expiration Date June 28, 2025
2015 RE 533393

Prepared by and return to:

PNC Bank NA

Attn: Lisa A. Gratton

6750 Miller Rd.

Brecksville, OH 44141



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EXHIBIT "A"

To Be Released

A part of the SW $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 36, Township 19 South, Range 3 West, identified as Tract No. 50 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West; thence run North along said quarter section line for a distance of 948.78 feet, more or less, to a point on the grantor's West property line (point also on the acquired R/W line (said line offset 60.00 feet RT and parallel to centerline of project)) and being the POINT OF BEGINNING; thence run North 00 degrees 13 minutes 45 seconds East along the grantor's West property line for a distance of 51.52 feet to a point on the East present R/W line of SR 261; thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 10.00 feet, a delta angle of 100 degrees 22 minutes 33 seconds, a chord bearing of South 86 degrees 37 minutes 15 seconds East, and a chord length of 15.36 feet, for a distance of 17.52 feet to a point on the South present R/W line of Wooddale Drive; thence run South 47 degrees 46 minutes 14 seconds East along said present R/W line for a distance of 20.00 feet to a point on said present R/W line; thence run along said present R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 160.24 feet, a delta angle of 01 degrees 22 minutes 58 seconds, a chord bearing of South 48 degrees 27 minutes 43 seconds East, a chord length of 3.87 feet, for a distance of 3.87 feet to a point on the acquired R/W line, (said point perpendicular to centerline of project at station 254+70.82 RT); thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 00 degrees 24 minutes 49 seconds, a chord bearing of South 43 degrees 50 minutes 51 seconds West, and a chord length of 47.99 feet, for a distance of 47.99 feet to the POINT OF BEGINNING; said parcel contains 0.023 acre(s), more or less.

EATON LEGAL DESCRIPTION