



20240827000267130 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/27/2024 10:54:31 AM FILED/CERT

## **PARTIAL RELEASE FROM REAL ESTATE MORTGAGE**

STATE OF ALABAMA  
COUNTY OF **ETOWAH**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, **Landmark Credit Union, now known as Winsouth Credit Union** does hereby release, remise and discharge the premises hereinafter described from the lien created by that certain mortgage executed on the **19<sup>th</sup>** day of **January, 2010** from **Earl H. Pate III and Donna Pate, a married couple** to **Landmark Credit Union, now known as Winsouth Credit Union**, and being recorded by Instrument Number **201000122000021750** and corrected by Scrivener's Affidavit dated the **11<sup>th</sup>** day of **October, 2013** and recorded by Instrument Number **20131021000417520** in the Office of the Judge of Probate, **Shelby** County, Alabama. Said property being described as follows:

Instrument: 20001214000431821

A 30 foot utility easement for a water line situated in the Southwest quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, Lying East of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX 403846 running Northwesterly and Southeasterly as recorded in Office of the Judge of Probate of Shelby County Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of said Section 5; thence run East along the South line of said SW 1/4 section for a distance of 1,917 feet more or less to the point being 15 foot off of the Alabama Power Company Transmission Main right of way and on the South line of said Section. Thence turn and angle to the left 95°± and run in a Northwesterly direction for a distance of 488 feet more or less to a point on the line of the said parcel. Said point being the point of beginning of the 30 foot easement herein described; Thence continue for a distance of 744 feet more or less to a point on the South right of way of County Road 438 and point of termination of the 30 foot easement described herein. Said easement contains 0.51 acres, more or less, and the approximate alignment and orientation is shown on the attached Exhibit A.

During the period of construction, said easement area shall be temporarily enlarged to provide for the construction, installation, and maintenance of said utility pipe, provided, however, said temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit A, which is expressly incorporated herein by reference.

**THIS RELEASE SHALL NOT AFFECT THE VALIDITY OF SAID MORTGAGE EXCEPT TO  
RELEASE THE REAL ESTATE DESCRIBED ABOVE.**

It is hereby expressly understood that this Partial Release shall not affect or impair the security of said mortgages upon any portion of any premises, except the premises hereinabove particularly described. The foregoing described premises being the only portion of said mortgages that are released by this instrument.

Executed on this the **15<sup>th</sup>** day of **August, 2024**.

WINSOUTH CREDIT UNION

BY: 

Its: Mortgage Loan Manager



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STATE OF ALABAMA  
COUNTY OF ETOWAH

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Scotty Wilson**, whose name as **Mortgage Loan Manager**, of **Winsouth Credit Union** is signed to the foregoing Partial Release and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Partial Release, and as said officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of August, 2024.



NOTARY PUBLIC  
My Commission Expires 10/22/2024  
MY COMMISSION EXPIRES: \_\_\_\_\_

Prepared by  
Scotty Wilson  
110 S 26th Street  
Gadsden, AL 35904