


INSTRUMENT PREPARED BY:
Wallace/Ellis
P O Box 587, Columbiana, AL 35051

PARTIAL RELEASE

STATE OF ALABAMA)
SHELBY COUNTY)



20241202000370910 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/02/2024 01:25:56 PM FILED/CERT

For value received and other good and valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned Susan Layfield Curtin, Trustee of the Thomas J. Curtin Revocable Trust and Susan Layfield Curtin, Personal Representative of the Estate of Thomas J. Curtin, deceased, also known as Thomas J. Curtin, Sr., Probate Case #18BHM0194, Jefferson County, Alabama, does hereby release and discharge from the lien of that certain mortgage dated August 1, 2016, from TCAD, LLC, a limited liability company to Thomas J. Curtin, Sr., and being recorded by Instrument #20161123000430940 in the Office of the Judge of Probate, Shelby County, Alabama, to release from the Mortgage the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage, in said mortgage and the note thereby secured shall continue in full force and effect, and the said Thomas J. Curtin Revocable Trust and Estate of Thomas J. Curtin, deceased, Probate Case #18BHM01941, shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.


IN WITNESS WHEREOF, Susan Layfield Curtin, as Trustee of the Thomas J. Curtin Revocable Trust and as Personal Representative of the Estate of Thomas J. Curtin, deceased, also known as Thomas J. Curtin, Sr., Probate Case #18BHM01494, Jefferson County, Alabama, has caused this Partial Release of Mortgage and Security Agreement to be executed on this 20th day of November, 2024.

BY: 
Susan Layfield Curtin, as Trustee of the Thomas J. Curtin Revocable Trust and as, Personal Representative of the Estate of Thomas J. Curtin, Probate Case #18BHM01494

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Susan Layfield Curtin, as Trustee of the Thomas J. Curtin Revocable Trust and as Personal Representative of the Estate of Thomas J. Curtin, deceased, Probate Case #18BHM01494, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of November, 2024.


Notary Public

My Commission Expires: March 26, 2028

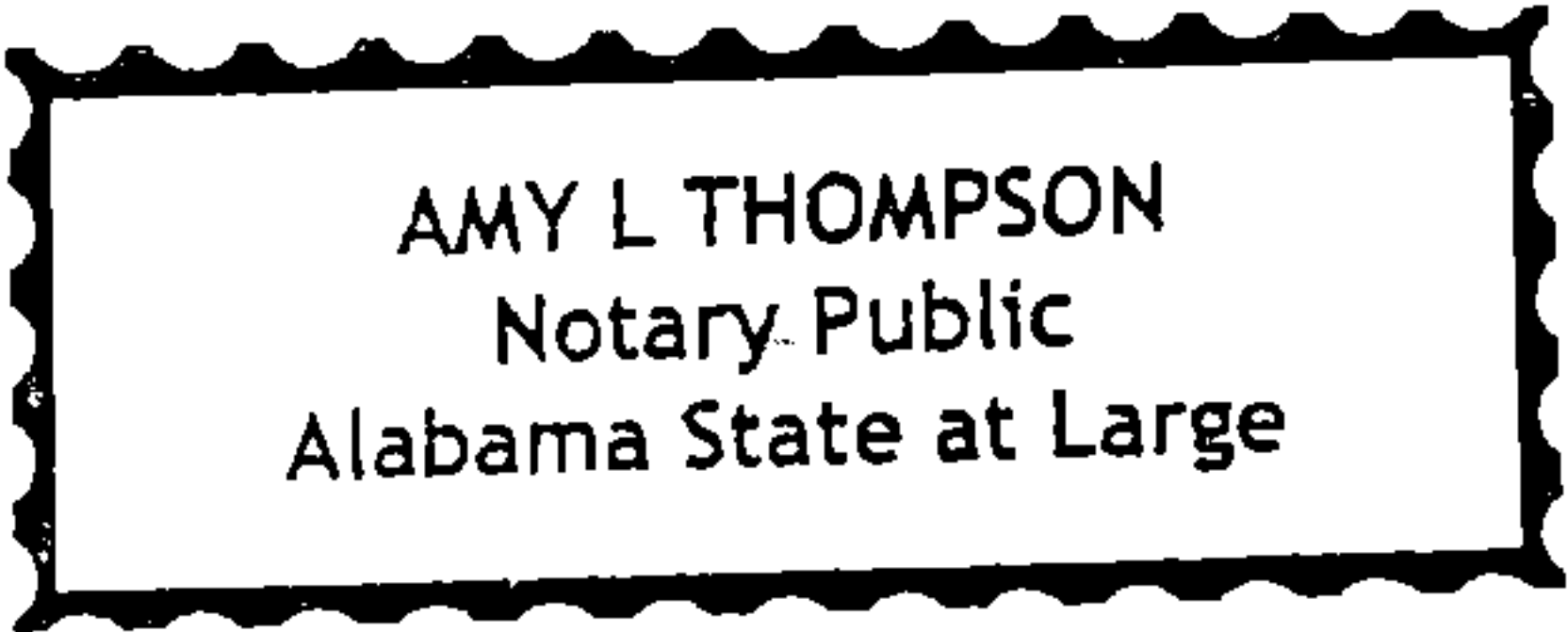



EXHIBIT "A"
LEGAL DESCRIPTION


20241202000370910 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
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Instrument: 20030604000344780

A 30 foot utility easement for a water line situated in the Northwest quarter of Section 29, 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 Northwest corner of said Section 29; thence run East along the North line of said section for a distance of 3,293 feet more or less to a point on the North line of said section being the intersection of the North line of said section and the said Alabama Power Company Transmission Main right of way; thence turn an angle to the right $85^{\circ}\pm$ and run in a Southeasterly direction along Alabama Power Company Transmission right of way for a distance of 1,356 feet more or less to a point on the North line of the said parcel; Thence turn an angle to the left $85^{\circ}\pm$ and run in an Easterly direction along the North line of said parcel 15 feet to a point being the point of beginning of said easement; thence turn an angle to the right $85^{\circ}\pm$ and run in a Southeasterly direction for a distance of 1,902 feet more or less to a point; thence turn an angle right $1^{\circ}39'00''\pm$ and run 578 feet more or less to a point; thence turn an angle right $44^{\circ}\pm$ and run 167 feet more or less to a point on the South line of an Alabama Power Company Transmission right of way and point of termination of the 30 foot easement described herein. Said easement contains 1.83 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.

Instrument: 20061012000505540

A 30 foot utility easement for a water line situated in the Northwest quarter of Section 29, 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:

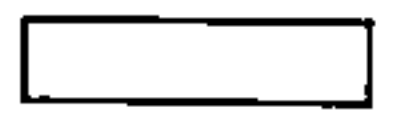
Commence at the Northwest corner of said Section 29; thence run East along the North line of said section for a distance of 3,293 feet more or less to a point on the North line of said parcel being the intersection of the North line of said section and the said Alabama Power Company Transmission Main right of way; thence continue along North line of said section 15 feet to the point of beginning of the centerline of the 30 feet easement herein described; thence turn an angle to the right $85^{\circ}\pm$ and run in a Southeasterly direction for a distance of 1,356 feet more or less to a point on the South line of the said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.93 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.

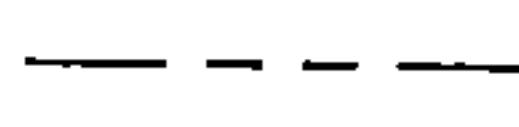
LEGEND



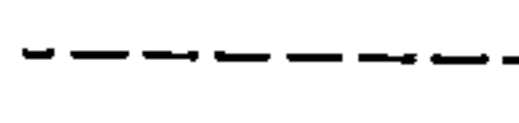
WATERLINE EASEMENT



TEMPORARY CONSTRUCTION EASEMENT



PROPERTY LINES



RIGHT OF WAY LINES

REFERENCE # 2
16 9 29 0 000 003.001
T C A D LLC



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ALABAMA POWER COMPANY TRANSMISSION LINES

3871±

30' WIDE WATERLINE
EASEMENT, TYPICAL

10' WIDE TEMPORARY
CONSTRUCTION
EASEMENT, TYPICAL

REFERENCE # 1
16 9 29 0 000 003.000
T C A D LLC

BAR = 1"

SCALE: 1" = 500'

30' WIDE WATERLINE
EASEMENT, TYPICAL

10' WIDE TEMPORARY
CONSTRUCTION
EASEMENT, TYPICAL

ALABAMA POWER COMPANY TRANSMISSION LINES

198±

EXHIBIT A

NOTE: PROPERTY LINES SHOWN ARE
FROM COUNTY TAX MAPS AND MAY
NOT REFLECT ACTUAL PROPERTY LINE
LOCATIONS.

PARCEL ID#: 16 9 29 0 000 003.000
& 16 9 29 0 000 003.001

PROPERTY OWNER: T C A D LLC

TOTAL ACREAGE: 392.36

WATERLINE EASEMENT ACREAGE: 2.76

TEMP. CONSTRUCTION EASEMENT ACREAGE: 0.93

SHELBY COUNTY COMMISSION
NORTH SOUTH CONNECTOR

REFERENCE #: 1 & 2
DRAWING 1 OF 1