



20241217000385340 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/17/2024 12:21:52 PM FILED/CERT

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

PARTIAL RELEASE OF MORTGAGE

MIN: 1010878-2008002026-9 MERS Phone: 1-888-679-6377


STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, JERRY D PHILLIPS II AND BRANDY M PHILLIPS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Mortgagors) by a Mortgage dated September 17, 2020 and recorded at the office of Probate Judge, Shelby County, Alabama on September 25, 2020 in Instrument No. #20200925000433170 ("the Mortgage") mortgaged to Mortgage Electronic Registration Systems, Inc., as Mortgagee as nominee for Bryant Bank ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgage Premises"), NOW THEREFORE Mortgagee for a valuable consideration agrees 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 subject to said Mortgage, and that all the covenants and undertakings of the said Mortgagor in said Mortgage and the note thereby secured shall continue in full force and effect, and the Mortgagee shall continue to have all rights and powers granted to it under said Mortgage, except as to ~~the above~~ described premises.



Mortgage Electronic Registration Systems, Inc., as
Mortgagee
BY: 
Printed Name: Donna Acree
Title: Assistant Secretary

STATE OF LOUISIANA
PARISH OF OUACHITA


On December 13, 2024, before me appeared Donna Acree to me personally known, who did say the she is the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as mortgagee, and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be free act and deed of the corporation.


Brenda R Davis Notary Public

LA Notary ID # 126370
LIFETIME COMMISSION

Brenda R Davis
State of Louisiana
Lifetime Commission
Notary Public ID # 126370

EXHIBIT "A"
LEGAL DESCRIPTION


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Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle 126 deg. 36 min. 0 sec. and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of 44 deg. 37 min. 01.11 sec. and a radius of 1900 feet; thence run northwesterly then northeasterly along the arc of said curve for a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 1940.90 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southeasterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northwesterly side by a line lying 75 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course for a distance of 56.91 feet. At this point the Right-of-Way is bound on the northwesterly side by a line being 75 feet northwesterly of and perpendicular to this point and increasing to 120 feet northwesterly of and perpendicular to a point 90 feet ahead along the following described line; thence continue northeasterly along last described course for a distance of 90 feet to said point. At this point the Right-of-Way is bound on the northwesterly side by a line lying 120 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course for a distance of 75 feet. At this point the Right-of-Way is bound on the northwesterly side by a line being 120 feet northwesterly of and perpendicular to this point and decreasing to 75 feet northwesterly of and perpendicular to a point 35 feet ahead along the following described line; thence continue northeasterly along last described course for a distance 35 feet to said point. At this point the Right-of-Way is bound on the northwesterly side by a line lying 75 feet northwesterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 23.20 feet to Grantor's northeasterly property line and the end of said Right-of-Way. All of said Right-of-Way lies in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ -of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and is part of Lot 2, according to the Amended Map of Bentwood Estates, as recorded in Map Book 7, Page 171 in the Office of the Judge of Probate of Shelby County, Alabama and contains 0.432 acres, more or less.. The outer boundaries of said Right-of-Way being extended and trimmed as necessary to terminate at the property lines of the Grantor.