

THIS INSTRUMENT PREPARED BY:
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PARTIAL RELEASE OF MORTGAGE

**STATE OF ALABAMA
COUNTY OF JEFFERSON**


KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Anita Mazer Cord**, acknowledges partial payment of that certain mortgage to me From Property Pros, LLC, that was filed in the Office of the Judge of Probate Court of Shelby County, Alabama, in Inst.# 20240515000144410. Accordingly, I release from said mortgage only the following described property:

A PARCEL OF LAND, BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1.5" OPEN TOP PIPE LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 65.15' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 300.00' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 400.82' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4-1/4 LINE, RUN S 19°30'16" E FOR A DISTANCE OF 1088.65' TO A POINT ALONG THE CENTERLINE OF AN EXISTING 40' ACCESS EASEMENT ALONG AN EXISTING ACCESS ROAD AS RECORDED IN INST. #20240515000144440 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN ALONG SAID EASEMENT CENTERLINE EASEMENT THE FOLLOWING SEVEN (7) CALLS: THENCE RUN S 50°47'02" W FOR A DISTANCE OF 12.26' TO A POINT; THENCE RUN S 61°21'34" W FOR A DISTANCE OF 125.00' TO A POINT; THENCE RUN S 55°38'40" W FOR A DISTANCE OF 35.95' TO A POINT; THENCE RUN S 42°43'03" W FOR A DISTANCE OF 139.64' TO A POINT; THENCE RUN S 49°06'14" W FOR A DISTANCE OF 81.35' TO A POINT; THENCE RUN S 58°40'25" W FOR A DISTANCE OF 103.58' TO A POINT; THENCE RUN S 55°04'20" W FOR A DISTANCE OF 117.05' TO A POINT ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE LEAVING SAID EASEMENT CENTERLINE, RUN S 88°19'27" W ALONG SAID

SOUTH LINE FOR A DISTANCE OF 970.81' TO A FOUND 1-1/4" PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 06°24'35" W FOR A DISTANCE OF 755.46' TO A FOUND 1" ROD ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF LAKE VIEW CIRCLE (A SHELBY COUNTY MAINTAINED ROAD - 30' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, RUN N 14°41'09" E FOR A DISTANCE OF 48.57' TO A NAIL WITH WASHER STAMPED "CLINKSCALES CA-1084-LS" FOUND IN ASPHALT ALONG THE SOUTH SIDE OF LAKE VIEW CIRCLE (A PRIVATE ROAD); THENCE LEAVING SAID PRIVATE ROAD, RUN N 57°17'23" W FOR A DISTANCE OF 308.01' TO A FOUND CROSS CUT ON A LARGE BOULDER; THENCE RUN N 14°56'22" W FOR A DISTANCE OF 440.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 16.20 ACRES, MORE OR LESS.

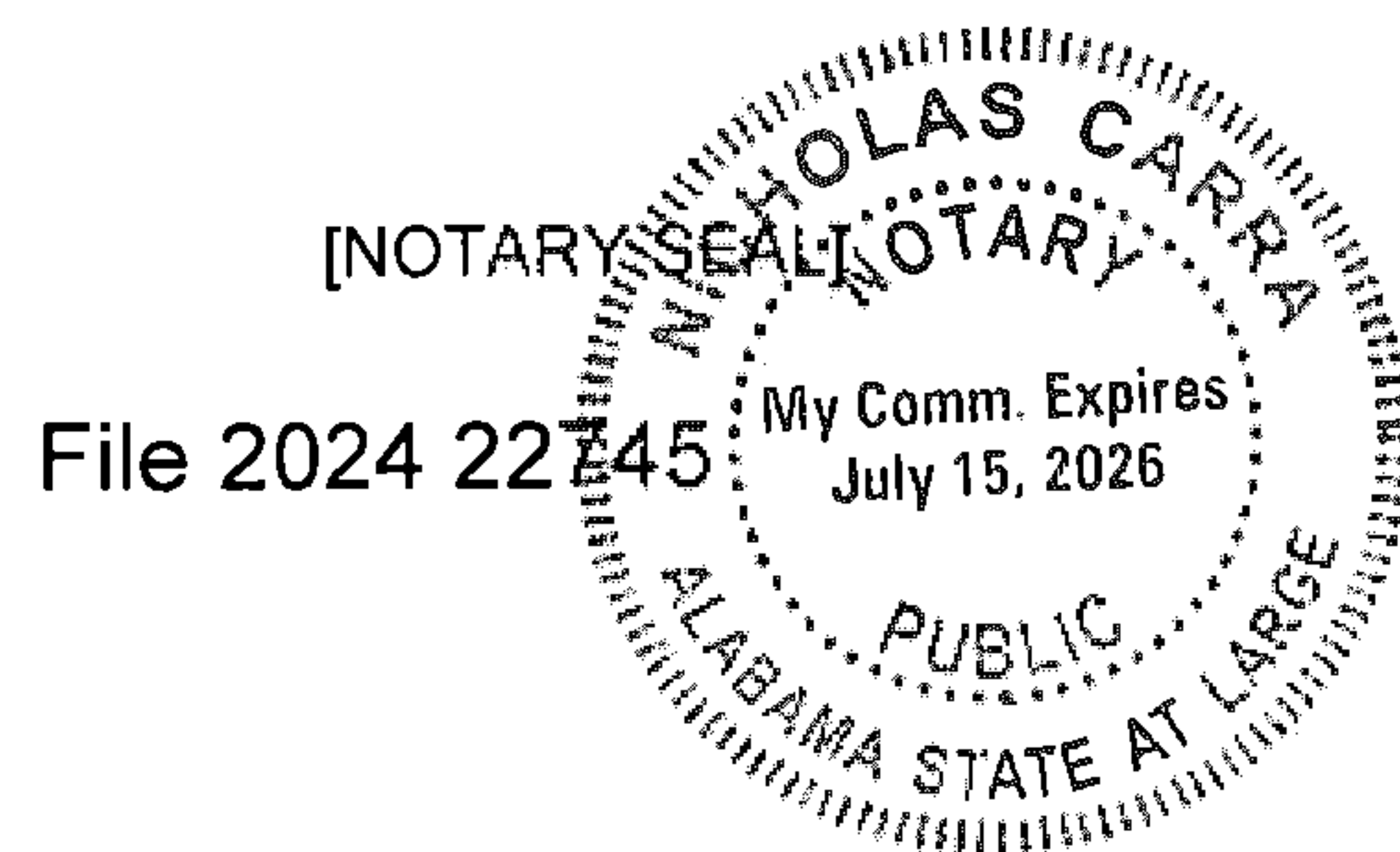
This instrument does not release any other property as described on said mortgage, and same is remaining due and owing. **IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed this 20th day of February, 2025.



Anita Mazer Cord

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Anita Mazer Cord**, has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument she executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 20th day of February, 2025.




NOTARY PUBLIC - Nicholas Carra
My commission expires: July 15, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2025 08:42:59 AM
\$25.00 JOANN
20250221000051030

