



20250318000080300 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/18/2025 11:59:13 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

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SATISFACTION AND RELEASE OF MORTGAGE

I, Karen Vernon Alley, an individual having an address of 7904 Alabama Highway 191, Maplesville, Alabama 36750, Chilton County, Alabama, the undersigned only owner of a mortgage, and of the indebtedness secured by the mortgage, made by Mario Perez Cruz and Yolanda Moreno Bautista, Husband and Wife, of 272 Wooten Road, Alabaster, Alabama 35007, Shelby County, Alabama, for the total amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) on April 6, 2022 and filed for record on April 6, 2022 in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument Number 20220406000142160 (10 total pages), do hereby acknowledge that the above-described indebtedness has been paid in full on this date, and by this Satisfaction and Release of Mortgage I do hereby cancel the above-described Mortgage and forever release Mario Perez Cruz and Yolanda Moreno Bautista and the subject property from any indebtedness to me and release any claim I have as Mortgagee.

Furthermore, the legal description to the real property contains four (4) separate parcels and all four (4) of which are being completely released from the mortgage, that is the subject of this Satisfaction and Release of Mortgage, and are described as follows:

Parcel I

A certain parcel of land and a two (2) room wood frame house situated in the SE ¼ of the NE ¼ of Section 23, Township 21 South of Range 3 West, more particularly described as follows: Begin at the NW corner of said 40 acre tract and run East along the Northern boundary of the 40 acre tract 75feet; thence South, perpendicular to said Northern boundary 210 feet; thence West parallel to said Northern boundary 75 feet to the Western boundary of said 40 acre tract; thence North along said Western boundary 210 feet to the point of beginning.

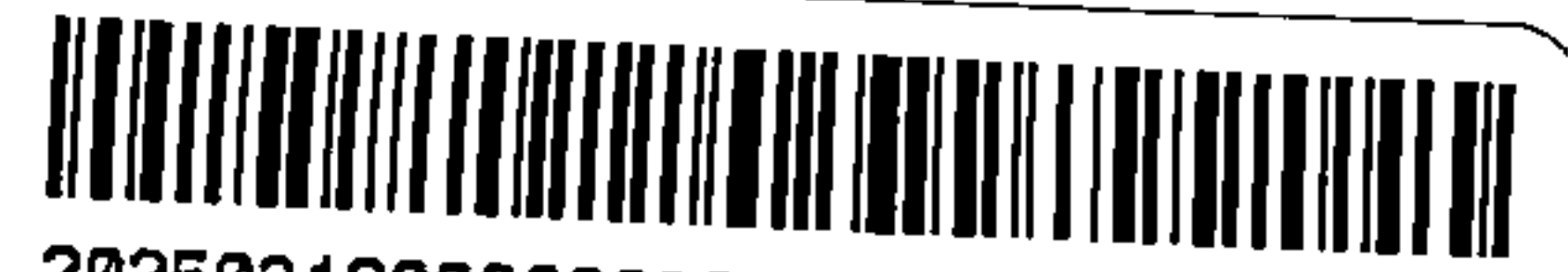
Parcel II

Commence at the Northwest corner of SE ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West and run thence East along the North line of said ¼ - ¼ section a distance of 75 feet to the Northeast corner of lot owned by the Vernons for the point of beginning of the lot herein conveyed; thence continue East along said ¼ - ¼ section line 100 feet; thence South and parallel with the West line of said ¼ - ¼ section line a distance of 210 feet; thence West and parallel with the North line of said ¼ - ¼ line 100 feet to the Southeast corner of the Vernon lot; thence along same North and parallel with the West line of said ¼ - ¼ line 210 feet to the point of beginning.

Parcel III

Begin at the NE corner of the Eastern ½ of the SW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West, run South along the East boundary a distance of 122 feet to the point of beginning; thence run South a distance of 10 feet; thence turn an angle to the right and run parallel to the North line of said ¼ section a distance of 354.9 feet; thence turn an angle to the right and run North 10 feet parallel to the East line of said ¼ section; thence turn an angle to the right and run parallel to the North line of said East ½ a distance of 356 feet to the point of beginning.

Parcel IV

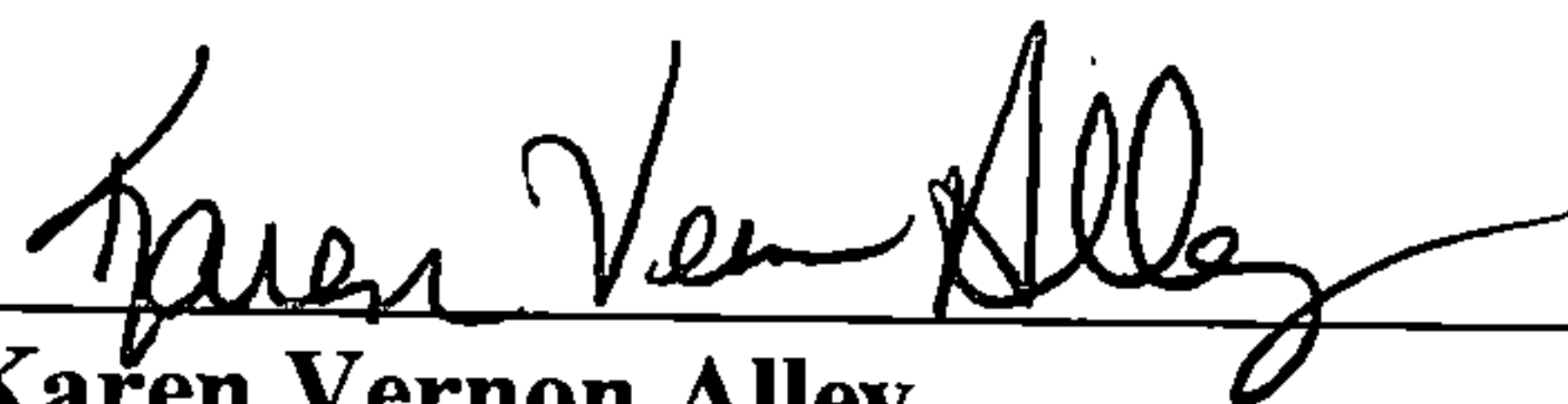


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Begin at the North east corner of the SW ¼ of NE ¼ , Section 23, Township 21 South, Range 3 West and run West along the North boundary line of said quarter-quarter section a distance of 356 feet; thence run South 122 feet; thence run East and parallel with said North boundary line of said quarter-quarter section 356 feet to the East boundary line of said quarter-quarter section; thence North along said East boundary line 122 feet to the point of beginning, and lying in the SW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West.

The subject property, containing four (4) separate parcels, having the following physical address: 272 (and 254) Wooten Road, Alabaster, Alabama 35007 and all parcels being located within Shelby County, Alabama ("property address").

Dated this the 18th day of February 2025

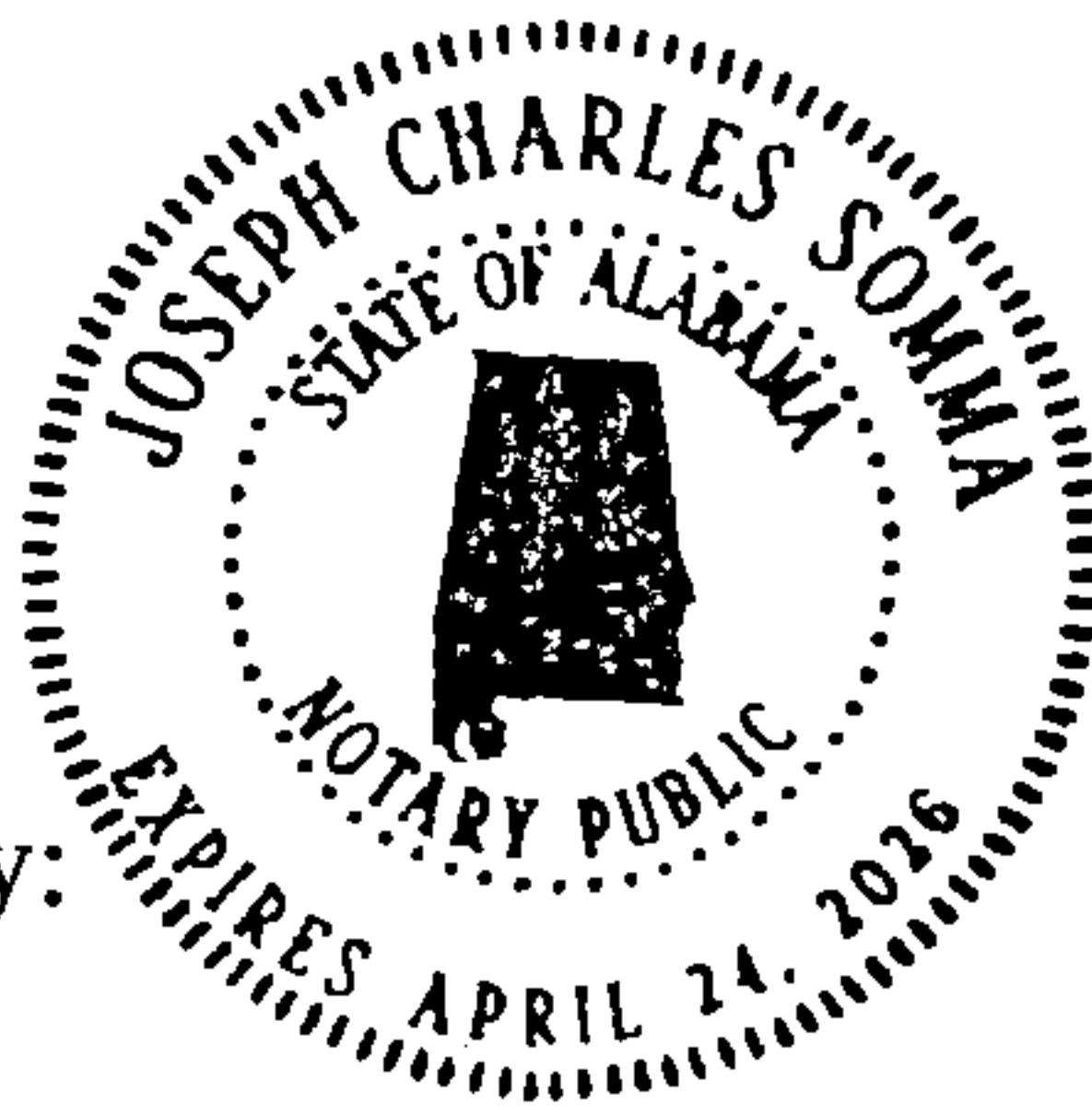
 (Seal)
Karen Vernon Alley
Lender/Mortgagee/Releasor

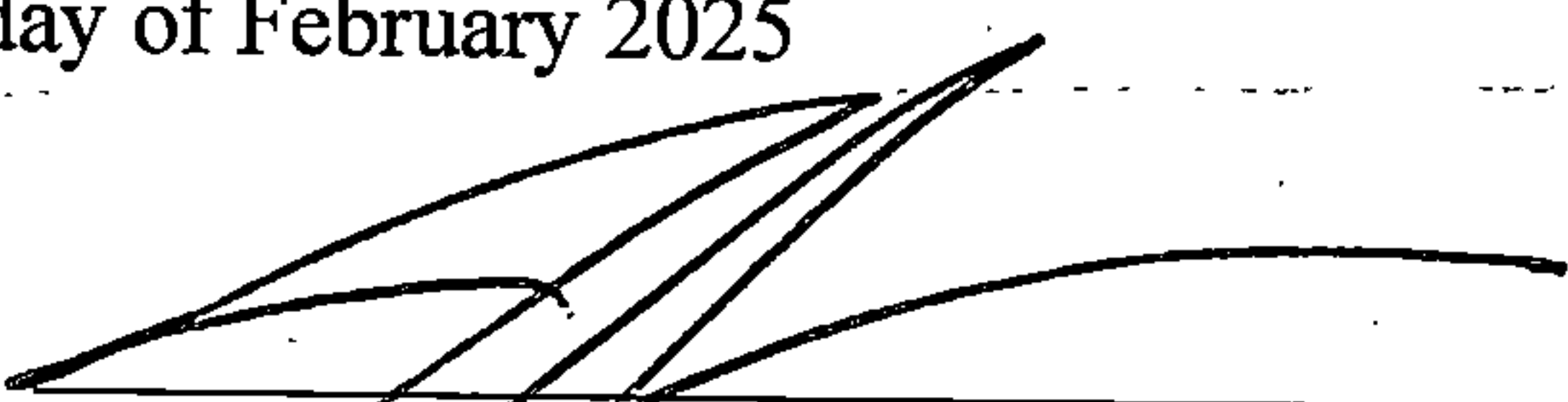
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, hereby certify that **Karen Vernon Alley**, whose name is signed to the foregoing Satisfaction and Release of Mortgage, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears this date.

Witness my hand and official seal this 18th day of February 2025




Notary Public (Alabama, State at Large)
Printed Name: Joseph Charles Somma
My commission expires: April 24, 2026

This Instrument Prepared by:
Joseph Charles Somma
Joseph C. Somma, P.C.
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Birmingham, Alabama 35203-3325
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jcs@jcspc.com