

STATE OF ALABAMA)
SHELBY COUNTY)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that **Citibank, N.A. successor by merger to CFSB, National Association formerly known as Citibank, Federal Savings Bank**, the owner and holder of the indebtedness secured by that certain mortgage executed by Charles A. Ettinger and Ruth B. Ettinger to CitiBank, Federal Savings Bank, dated March 7, 2005, recorded in Instrument #200503222000129340 as amended on 12/3/2007, recorded in Instrument #20080122000027200 in the probate office of Shelby County, Alabama, does hereby release the property described on Exhibit A hereto, which is incorporated herein as if set out in full, from the lien and operation of the aforesaid mortgage.

This Partial Release of Mortgage shall in no way affect the indebtedness or remaining property described or referred to in the aforesaid mortgage, and, as to such indebtedness and remaining property, the aforesaid mortgage shall remain in full force and effect.

Citibank, N.A. successor by merger to CFSB,
National Association formerly known as
Citibank, Federal Savings Bank

 (Signature)

By: Michael Paneltz (Printed Name)

Its: Assistant Vice President

STATE OF Missouri)
COUNTY OF St. Charles)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Michael Panettz, whose name appears as Assistant Vice President of **Citibank, N.A. successor by merger to CFSB, National Association formerly known as Citibank, Federal Savings Bank** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof he/she executed the same as such Assistant Vice President of **Citibank, N.A. successor by merger to CFSB, National Association formerly known as Citibank, Federal Savings Bank** voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of July, 2025.

Judy Haynes
Notary Public Judy Haynes
My Commission Expires: 10-25-2028

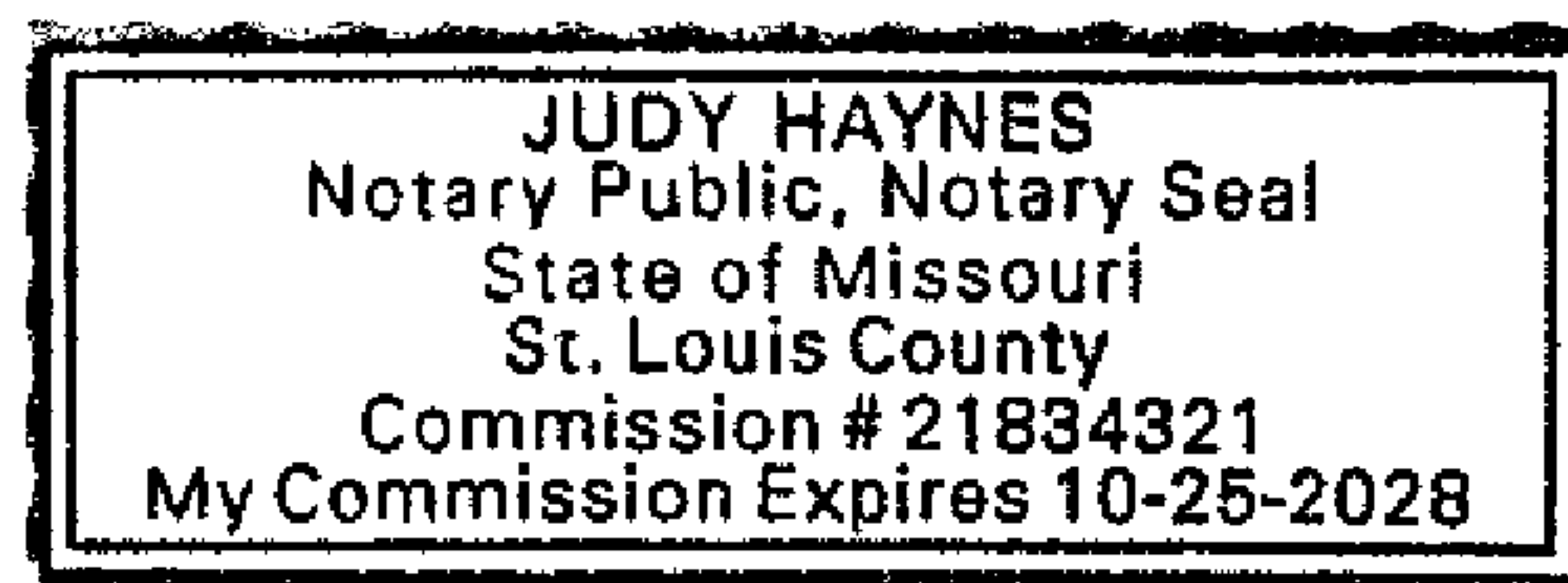


Exhibit A

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, Township 20S, Range 3W, identified as Tract No. 1 on the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

COMMENCING at the NE Corner of Section 28; **thence** S $0^{\circ}47'17.07''$ W a distance of 443.76 feet to a point on the NE corner of the Kingridge Subdivision as recorded in Map Book 6, Page 87 in the office of the Judge of Probate of Shelby County; **thence** N $88^{\circ}18'42.93''$ W a distance of 899.95 feet along the northern property line of Kingridge Subdivision to a point; **thence** S $5^{\circ}45'17.07''$ W a distance of 85.00 feet to a point on the northeast corner of Lot 2 of Kingridge Subdivision; **thence** N $88^{\circ}18.42.93''$ W a distance of 209.59 feet to a point on the easterly Right of Way of CR-17 and the northwest corner on Lot 1 of the Kingridge Subdivision, said point being at Station 102+15.70 at offset 41.11 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project, said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

thence along an curve 116.17 feet to the right, having a radius of 5769.90 feet, the chord of which is S $7^{\circ}26'24.80''$ W more or less along the easterly Right of Way of CR-17 for a distance of 116.17 feet to a point, said point being at Station 101+00.00 at offset 40.33 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

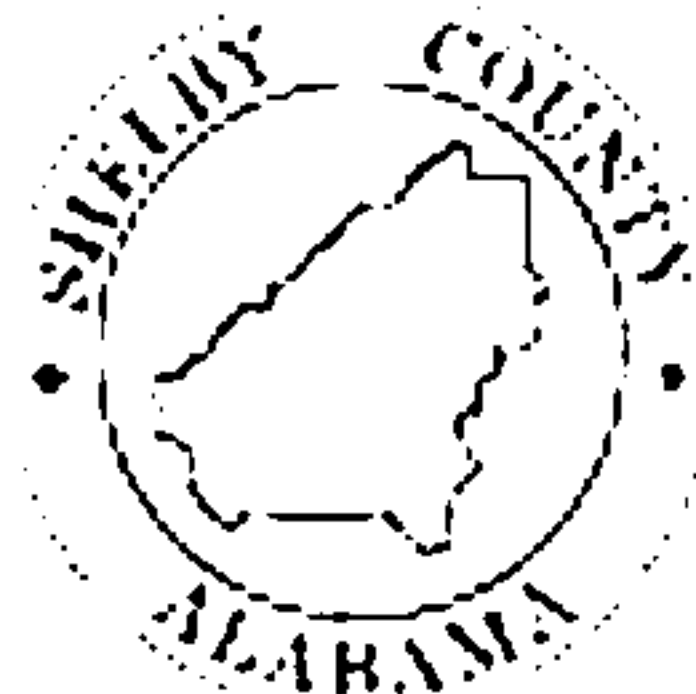
thence N $37^{\circ}35'31.84''$ E a distance of 29.09 feet to a point, said point being at Station 101+25.00 at offset 55.00 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

thence along an curve 92.42 feet to the left, having a radius of 10,155.00 feet, the chord of which is N $6^{\circ}58'55.04''$ E for a distance of 92.42 feet to a point on the northern property line, said point being at Station 102+16.92 at offset 55.00 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

thence N $88^{\circ}18'42.93''$ W a distance of 13.94 feet to a point, said point also being the **POINT OF BEGINNING**, containing 0.03 acres, more or less.

Instrument prepared by:

Martin W. Evans, Esq.
EVANS & EVANS LAWYERS, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2025 12:04:54 PM
\$30.00 JOANN
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Allen S. Bayel