

GRANTOR(S):

Regions Bank d/b/a Regions Mortgage  
215 Forrest St., 5<sup>th</sup> Floor  
Hattiesburg, MS 39401  
601/554-2528

GRANTEE(S):

Joel D. Bowen  
Cathleen J. Bowen  
161 Craft Road  
Olive Branch, MS 38651  
901/268-3086

INSTRUMENT PREPARED BY & RETURN TO:

✱ Richard G. Noble, MB #3868  
CROSTHWAIT, TERNEY & NOBLE, PLLC  
100 Court Street • Post Office Box 29  
Indianola, Mississippi 38751  
662/887-3412 • 662/887-6661 (fax)  
email: [ctn@tecinfo.com](mailto:ctn@tecinfo.com)

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**PARTIAL RELEASE OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned hereby releases from the lien of those certain deeds of trust dated June 25, 2009, executed by Joel D. Bowen and Cathleen Joyce Bowen, in favor of Regions Bank d/b/a Regions Mortgage, which said instruments are of record in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, at Hernando, in Book No. 3054 at Page 68 and re-recorded in Book No. 3064 at Page <sup>427</sup> ~~68~~, of the Records of Mortgages and Deeds of Trust on Land, the following described lands on Federal Aid Project No. STP-00029-02(013)102556/20100.

INDEXING INSTRUCTIONS:

SW 1/4 of the SW 1/4 of Section 32, T-2-S, R-6-W, DeSoto County, Mississippi

(Legal description - Exhibit "A" attached hereto.)

The purpose of this instrument being to empower the owner of the legal title to said property to sell, convey and warrant to the Mississippi Transportation Commission of Mississippi, a body corporate by statute, fee simple title for right of way purposes.

Witness the signature of the mortgagee this the 17<sup>th</sup> day of May, A.D., 2012.

REGIONS BANK d/b/a REGIONS MORTGAGE

BY: [Signature]  
Authorized Official Vice President

STATE OF MISSISSIPPI

COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17<sup>th</sup> day of May, A.D., 2012, within my jurisdiction, the within named Marianne Ganner Lee, who acknowledged that (he)(she) is VP of REGIONS BANK d/b/a REGIONS MORTGAGE, a banking corporation, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]  
(NOTARY PUBLIC)

My commission expires:

1-3-11  
(SEAL)



061-2-00-W

IN THE SPECIAL COURT OF EMINENT DOMAIN  
DESOTO COUNTY, MISSISSIPPI

MISSISSIPPI TRANSPORTATION COMMISSION

PLAINTIFF

VS.

CIVIL ACTION NO. 2711C0

JOEL BOWEN AKA JOEL D. BOWEN, JOEL DOUGLAS  
BOWEN, ET UX CATHLEEN BOWEN

DEFENDANTS

## EXHIBIT "A"

**INDEXING INSTRUCTIONS:** SW 1/4 of the SW 1/4 of Section 32, T-2-S, R-6-W, DESOTO COUNTY, MISSISSIPPI.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999954285 and a grid to geodetic azimuth angle of (+) 00 degrees 14 minutes 09 seconds developed at the approximate center of Project No. STP-0029-02(013) 102556/201000]. It is the intent of this description to convey that portion of the Defendants' property lying within the proposed right-of-way lines as defined by said project.

**Commencing** at an iron pin found in the center of Byhalia Road at the southwest corner of Section 32, Township 2 South, Range 6 West, Desoto County, Mississippi said point having a coordinate value of N:1950540.33, E:2436781.36 on the above referenced coordinate system, thence North 00 degrees 11 minutes 37 seconds East a distance of 40.00 feet to the north right of way line of Byhalia Road; thence along the apparent north right of way line of Byhalia Road, North 89 degrees 51 minutes 08 seconds East a distance of 556.01 feet, to a 1/2 inch rebar set at the Defendants' southwest property corner (Book 370, Page 201) and the **Point of Beginning**;

- From said **Point of Beginning** run along the Defendants' western property line, North 12 degrees 18 minutes 48 seconds West a distance of 84.79 feet to a 1/2 inch rebar set at its intersection with the proposed right of way line for the above reference project;
- Thence run along the proposed right of way line, South 89 degrees 49 minutes 59 seconds East a distance of 391.98 feet to a 3/4 inch rebar found at its intersection with the west right of way line of Craft Road (Book 508, Page 740);
- Thence run along the Craft Road right of way line, South 05 degrees 24 minutes 34 seconds West a distance of 79.66 feet to a 1/2 inch rebar set its intersection with the apparent northly right of way line of Byhalia Road, said point being 40.00 feet northerly of the centerline of the existing paved public road;
- Thence along said apparent north right of way line of Byhalia Road, being parallel to and 40 feet from its existing centerline, South 89 degrees 37 minutes 36 seconds West a distance of 366.39 feet, to the **Point of Beginning**, containing 0.71 acres, more or less, and situated in the Southwest Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 6 West, Desoto County, Mississippi.

All of the above excepting and excluding therefrom all oil and gas and other minerals which may be produced through a well bore.