


This instrument was prepared by:

Midland Loan Services
10851 Mastin, Suite 300
Overland Park, KS 66210
Loan # 946002689

Return to:


20130213000063160 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/13/2013 12:30:28 PM FILED/CERT

Release from Recorded Mortgage



STATE OF ALABAMA

COUNTY OF SHELBY

From: Thornton New Home Sales, Inc.,
Mortgagor

: Mortgage Dated: March 10, 2008
: Mortgage Recorded: March 17, 2008
: as Instrument 20080317000107280
and amended by First Amendment to
Accommodation Mortgage and Promissory
Note dated June 6, 2008, and recorded June 23,
20080623000256030, and recorded July 18,
2008, as Instrument No. 20080718000290870
in the Probate Office of Shelby
: County, Alabama

To: PNC BANK, NATIONAL
ASSOCIATION, successor to
RBC Bank (USA) successor by merger to First
American Bank,

Mortgagee

: Debt: \$5,000,000.00

WHEREAS, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto PNC BANK, NATIONAL ASSOCIATION, successor to RBC Bank (USA), its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the “**Mortgagee**”), the premises more particularly described in said Mortgage (the “**Mortgaged Premises**”), to secure the payment of that certain debt or principal sum identified above, together with interest and the other Obligations set forth in said Mortgage;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage the premises described in Exhibit “A” attached hereto and made part hereof, which premises constitute all or a portion of the Mortgaged Premises;

NOW, THEREFORE, the Mortgagee, in consideration of the premises and the sum of ONE HUNDRED DOLLARS (\$100.00) lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors,

administrators, successors and assigns, all that certain lot or piece of ground described in Exhibit "A" attached hereto, together with the buildings and improvements thereon erected.

TO HOLD THE SAME, with the appurtenances, unto the Mortgagor, its heirs, executors, administrators, successors and assigns, forever freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof.

PROVIDED, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish any other security given to assure the repayment of the Obligations secured by the Mortgage, the lien or encumbrance of the Mortgage on any remaining part of the Mortgaged Premises, if any, or any of the rights or remedies at law or in equity for recovering against any party obligated to repay the Obligations secured by the Mortgage, or such party's heirs, executors, administrators, successors and assigns.

WITNESS the due execution hereof this 29th day of January, 2013.

WITNESS/ATTEST:

PNC BANK, NATIONAL ASSOCIATION

Patricia L. Jackson

By: [Signature] (SEAL)

Print Name: Patricia L. Jackson

Print Name: Darren Peters
Title: Vice President

STATE OF KANSAS)

COUNTY OF JOHNSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Darren Peters, whose name as Vice President of PNC BANK, NATIONAL ASSOCIATION, is signed to the foregoing Release from Recorded Mortgage and who is known to me, acknowledged before me on this day that, being informed of the contents of the Release from Recorded Mortgage, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this the 29th day of January, 2013.

[NOTARIAL SEAL]

Amy K. Wilson
Notary Public

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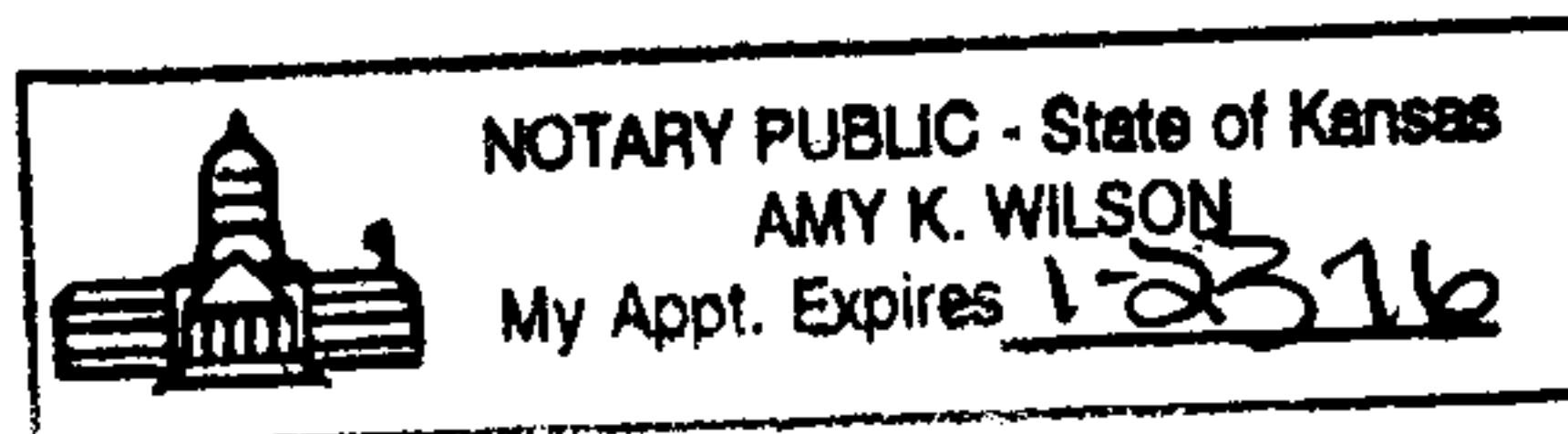



EXHIBIT "A"

Description of Released Property

Lot 86, according to the Map and Survey of Dunnivant Square, as recorded in Map Book 39, Page 119 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama


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