

Loan #402081100
Prepared by/return to:
Chuck Catanese
USAmeriBank
P.O. Box 17540
Clearwater, FL 33762

State of Alabama
Shelby County

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Blackridge Partners, LLC, an Alabama limited liability company, hereinafter called Mortgagor by Open-End Mortgage and Assignment of Rents and Leases bearing the date December 28, 2015, and recorded December 30, 2015 as Instrument #20151230000443740; modified by First Amendment to Open-End Mortgage and Assignment of Rents and Leases dated September 28, 2017, and recorded September 29, 2017 as Instrument #20170929000356420; Assignment of Rents, Leases and Profits dated December 28, 2015 and recorded December 30, 2015 as Instrument #20151230000443750; and UCC Financing Statement recorded December 30, 2015 as Instrument #20151230000443760; all in the office of the Judge of Probate of Shelby County, Alabama, granted and conveyed unto USAmeriBank, and assigns, the premises therein particularly described to secure the indebtedness thereon.

AND WHEREAS, the said Mortgagor has requested the said USAmeriBank, the owner and holder of said Mortgage to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage.

NOW THEREFORE, KNOW YE, USAmeriBank, in consideration of the premises and the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by the said Mortgagor, at the time of execution and discharge from the lien and operation of said mortgage unto the said Mortgagor its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

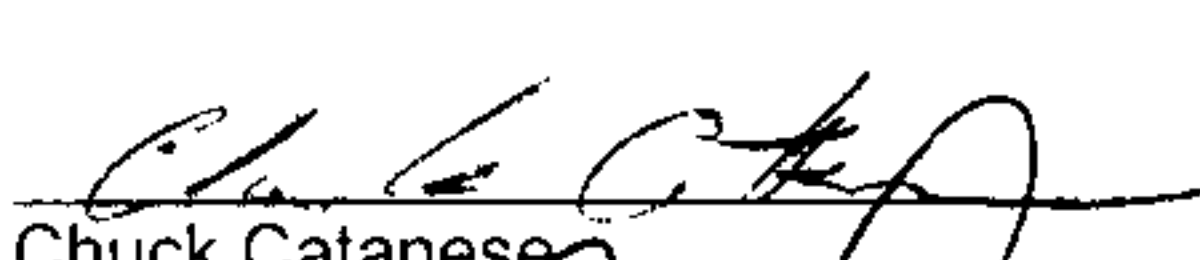

COLLATERAL TO BE RELEASED:

Lots 1045, 1047 and 1053, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released there from, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said USAmeriBank has caused these presents to be executed in its name, and its corporate seal to be here unto affixed by its proper officer there unto duly authorized, this 20th day of February, 2018.

Signed, Sealed and delivered in the presence of:

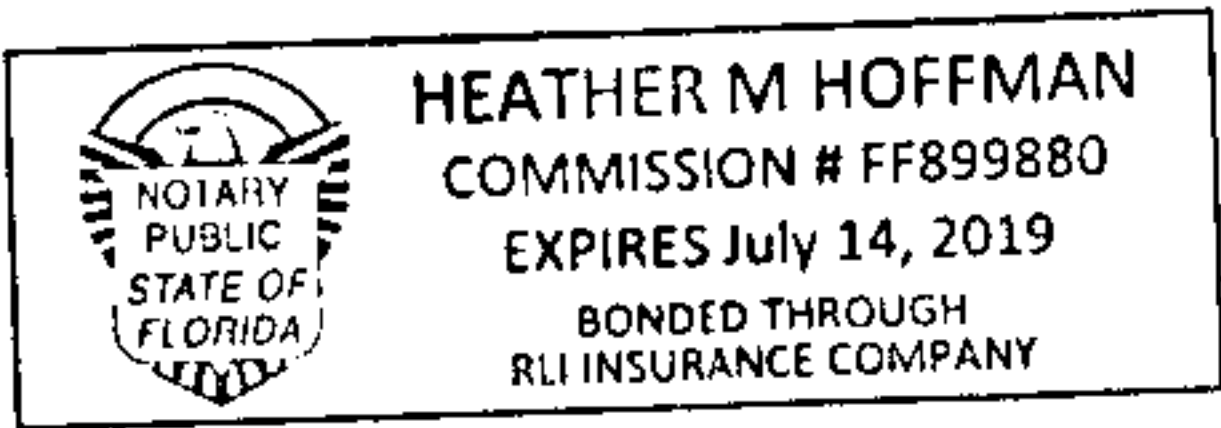

Chuck Catanese

Angela Dorissen


STATE OF FLORIDA
COUNTY OF PINELLAS

USAmeriBank

By: Pat McCray, Assistant Vice President

The foregoing instrument was acknowledged before me this 20th day of February, 2018, by Pat McCray, Assistant Vice President of USAmeriBank, on behalf of the bank. She is personally known to me and did not take an oath.


Notary Public
My Commission Expires




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Shelby Cnty Judge of Probate, AL
02/26/2018 09:58:28 AM FILED/CERT