

File #2023-16617 - 724 Cahaba Manor Court Pelham, AL 35124

PARTIAL RELEASE OF LAND FROM MORTGAGES

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the undersigned, The Bedrock Mortgage Fund LLC (the "Mortgagee"), is the owner and holder of record of that certain Mortgages executed by Grace National Holdings LLC, (the "Mortgagor"), as follows:

That certain, Mortgage from Grace National Holdings, LLC to The Bedrock Mortgage Fund LLC dated September 15, 2021 in the original principal amount of \$681,000.00 and recorded on September 16, 2021 as Instrument #20210916000452870 in the Probate Office of Shelby County, Alabama (hereinafter collectively referred to as the "Mortgage"), and

WHEREAS, for the consideration herein set out, Mortgagee has agreed to release from the lien of said Mortgage the hereinafter described land.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) paid to Mortgagee by Mortgagor on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, Mortgagee does hereby release, remise, convey and quitclaim unto the said Mortgagor, its successors and assigns from the lien, operation, and effect of said Mortgages, the land described in said Mortgages are described as follows, to wit:

724 Cahaba Manor Court, Pelham, Al 35124

Lot 27, except the North 5 feet, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

The Property described herein above is hereby released from the Mortgage

As to all other land described and conveyed in said Mortgages, the respective liens thereof shall remain in full force and effect unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said Mortgagor, its successors and assigns forever.

This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said lands free and clear of lien of said Mortgages.

IN WITNESS WHEREOF, Mortgagee has executed this instrument this 22 day of June 2023.

The Bedrock Mortgage Fund LLC

By Britt J. [Signature] [SEAL

Its: Manager

STATE OF Georgia)
Dunnell (COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Britt J. [Signature], whose name as Manager of The Bedrock Mortgage Fund LLC, is signed to the foregoing Partial Release and who is known to me, acknowledged before me on this day that, being informed of the contents of said Partial Release, he as such officer and with full authority, executed the same voluntarily as the act of said bank.

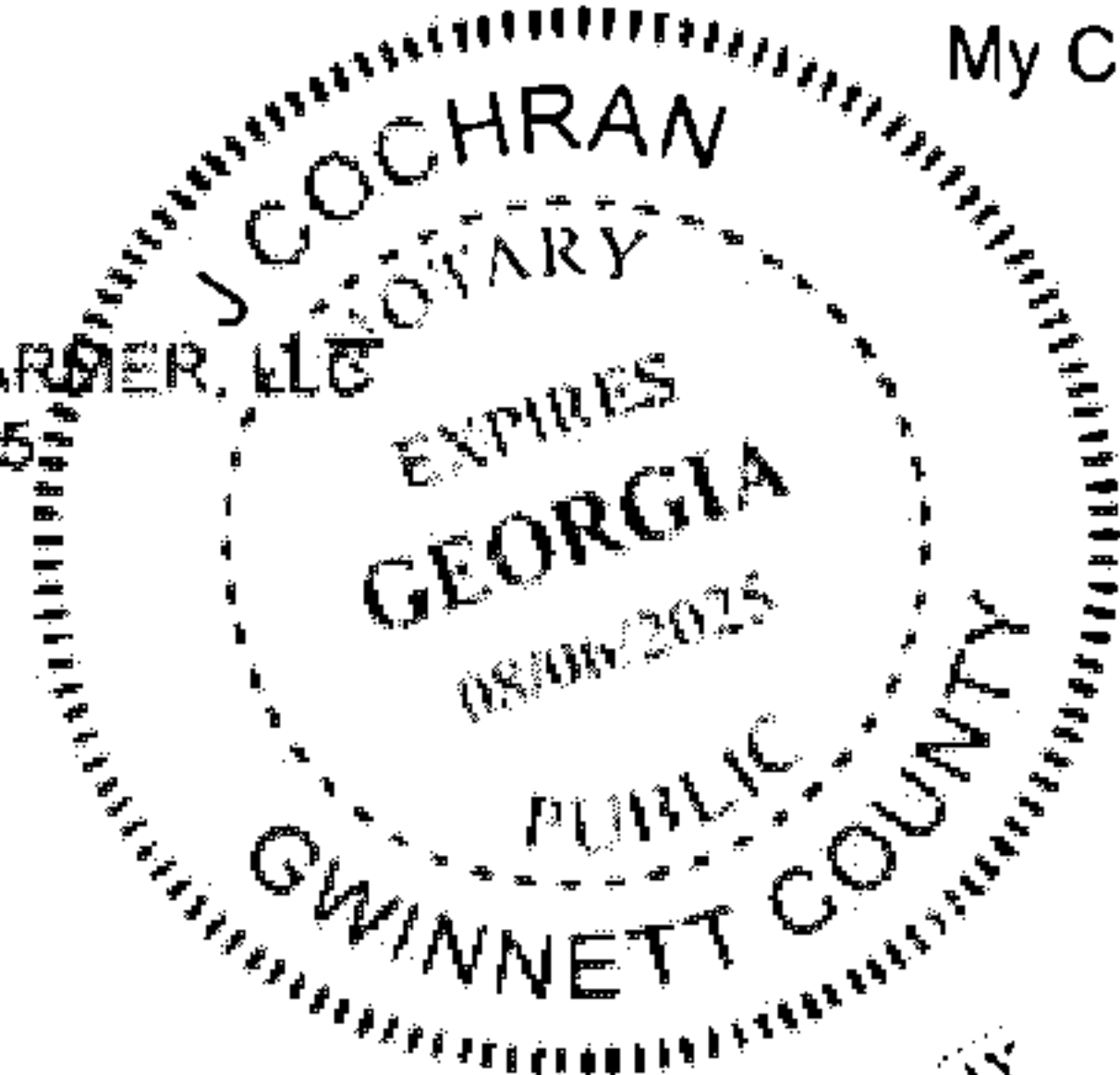
Given under my hand this the 22 day of June, 2023.

[NOTARIAL SEAL]

NOTARY PUBLIC
My Commission Expires

[Signature]
08/06/2025

This Instrument Prepared By:
Alan Keith
LAW OFFICES OF JEFF W. PARKER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2023 01:29:48 PM
\$22.00 JOANN
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Allen S. Bayl