

Prepared by and when Recorded Return to:
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5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

PARTIAL RELEASE OF MORTGAGE

WHEREAS, a Mortgage was made and entered into as of the 24th day of April, 2001 by and among Regions Mortgage, Inc., (hereinafter "Lender") and Paul G. LaRussa and Lena C. LaRussa (hereinafter "Borrower"). The mortgage was filed for record on May 9, 2001 in Instrument No. 2001-18484; and modified in Instrument No. 20021122000585030 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, Lender has been requested to release, discharge and quitclaim from the operation of the Mortgage the real property more particularly described as follows:

Lot 1, according to LaRussa's Addition to Brookshire, 2nd Sector, as recorded in Map Book 31, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KNOW ALL MEN BY THESE PRESENTS that the Lender does hereby release, discharge and quitclaim from the operation of the Mortgage, without covenant or warranty, express or implied, the real property described herein; **provided, however**, that this Partial Release of Mortgage shall not be construed to waive or, in any manner, affect or invalidate the lien or operation of the mortgage upon the balance of the real property described therein, nor in any way release, modify or otherwise affect the personal liability of Borrower or any other person or entity obligated thereunder.

IN WITNESS WHEREOF, the Lender has executed this Partial Release of Mortgage effective as of this 7th day of APRIL, 2003.

REGIONS MORTGAGE, INC

BY: *Paul G. LaRussa*

Its: *Vice President*

ACKNOWLEDGEMENT ON NEXT PAGE

STATE OF ALABAMA)

COUNTY OF Montgomery)

I, the Undersigned, a Notary Public in and for said County in said State, hereby certify that Marcia T Johnson, whose name as Vice President of Regions Mortgage, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, (s)he executed the same voluntarily as an act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 7th day of APRIL, 2003.

Erine C Pennington
NOTARY PUBLIC
My Commission Expires: 10-18-04