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**PARTIAL RELEASE OF LAND FROM MORTGAGE**

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**KNOW ALL MEN BY THESE PRESENTS**, that

**WHEREAS**, the undersigned, **ServisFirst Bank** (the "Mortgagee"), is the owner and holder of record of that certain Mortgage executed by **Donovan Builders, LLC**, (the "Mortgagor"), as follows:

That certain Mortgage between Donovan Builders, LLC, and ServisFirst Bank recorded in Instrument Number 20070920000441400, in the Probate Office of Shelby County, Alabama, said mortgage having been modified to add additional property as set forth in Instrument Numbers 20080114000017270, 20080423000166890, 20080801000311210, 20090408000129800, 20090428000155890, 20100222000052300, and 20100422000122610, and said mortgage having been modified to change the maturity date and add additional property in Instrument Number 20081014000404190, and said mortgage having been modified to increase the loan amount in Instrument Number 20091229000472860 and re-recorded in Instrument Number 2010216000045480 (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 Mortgage, the land described in said Mortgage is described as follows, to wit:

Lot 229, according to the Final Plat of Willow Oaks, as recorded in Map Book 38, Page 137-A & B, 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 Mortgage, 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 Mortgage.

**IN WITNESS WHEREOF**, Mortgagee has executed this instrument this 19<sup>th</sup> day of April, 2011.

**ServisFirst Bank**

By  [SEAL]  
Clark Zinsmeister  
Its: Vice President

STATE OF ALABAMA       )  
JEFFERSON COUNTY      )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Clark Zinsmeister, whose name as Vice President of ServisFirst Bank 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 corporation.

Given under my hand this the 19<sup>th</sup> ay of April, 2011.

[NOTARIAL SEAL]

  
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NOTARY PUBLIC

My Commission Expires: 9-22-2012

This Instrument Prepared By:  
Jeff W. Parmer  
LAW OFFICES OF JEFF W. PARMER, LLC  
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Shelby Cnty Judge of Probate, AL  
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