

Prepared by: RBC Bank (USA), Post Office Box 500, Rocky Mount, North Carolina 27802

After recording, return to: RBC Bank (USA), Post Office Box 500, Rocky Mount, NC 27802

## RBC Bank (USA)

## DEED OF RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED OF RELEASE is made this 12th day of August, 2011, by **RBC BANK (USA)**, a banking corporation with its principal office and place of business in Raleigh, North Carolina (hereinafter called "Bank"), to **Frank F. Shugart and Jacki Shugart** (hereinafter called the "Grantee"):

### WITNESSETH:

WHEREAS, Grantee executed a certain Mortgage dated the 9th day of October, 2007, recorded as Instrument Number 20071025000493620, in the Office of the Judge of Probate of Shelby County, Alabama, to the Trustee, to secure the payment of a note or notes therein described (the "Note") to the Bank, and

WHEREAS, the Trustee and the Bank have agreed, at the request of the Grantee, to release from the lien of the Mortgage, so much of the land therein conveyed as is hereinafter described;

NOW THEREFORE, the Trustee and the Bank, for One Dollar and other considerations, do hereby remise, release and forever quitclaim unto the Grantee, its successors or assigns, all right, title and interest which they, or either of them, may have in the following described lot or parcel of land lying and being in the County of Shelby, State of Alabama, and more particularly described as follows:

Lot 2, according to the Survey of Shugart Subdivision, as recorded in Map Book 41, Page 89, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the land and premises to the Grantee, its successors or assigns, free and discharged from the lien of the Mortgage. This Deed of Release shall affect only the title to the land herein described, and as to the remainder of the land described in the Mortgage the Mortgage shall remain in full force.

The release of the land hereinbefore described shall not result in the discharge by the Bank of any person or party to the Note secured by the Mortgage. The Bank does hereby reserve against all parties to the Note, all guarantors, endorsers, and accommodation makers all rights under the various instruments between the Bank and such parties and all rights of a holder under the Uniform Commercial Code as adopted (and from time to time amended) in Alabama.

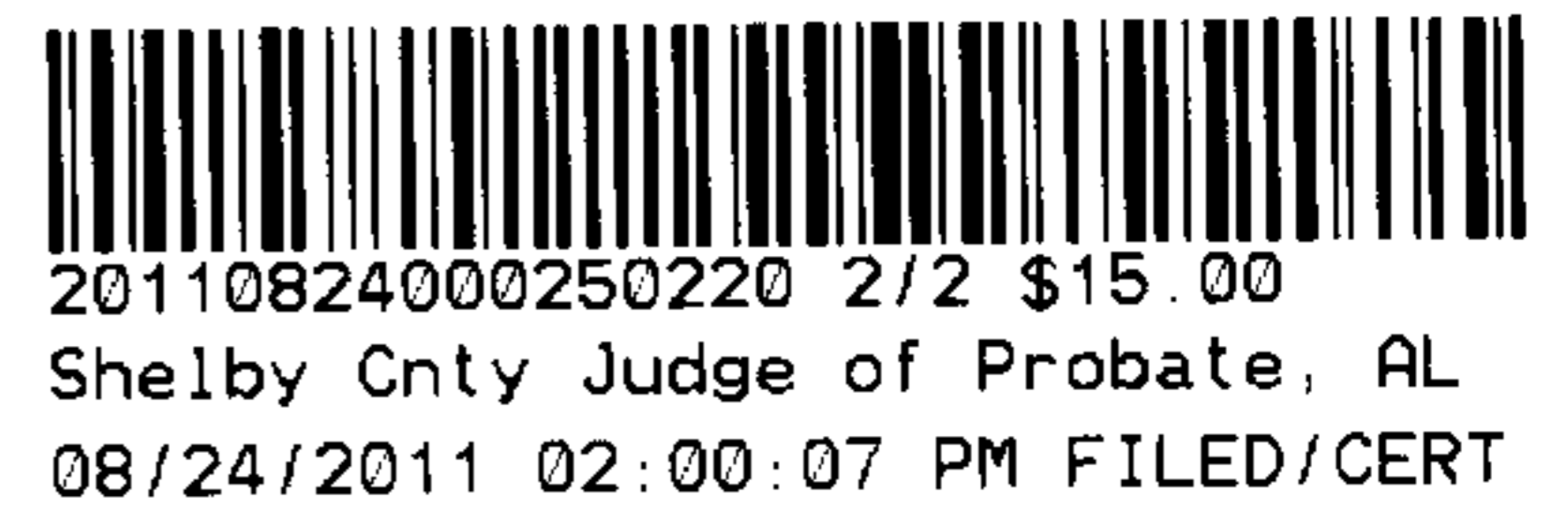
By its execution hereof, the Bank hereby requests and authorizes the Trustee to join in this Deed of Release.

IN WITNESS WHEREOF, the parties hereto have executed this Deed of Release under seal as of the day and year first above written.

RBC BANK (USA)  
By: Kevin Clark  
Bank Officer

CB SERVICES CORP., TRUSTEE  
By: Michelle Lavender  
Vice President

STATE OF North Carolina  
COUNTY OF Nash



I, a Notary Public for the County and State aforesaid, do hereby certify that Kevin Clark personally came before me this day and acknowledged that he/she is the Bank Officer of RBC BANK (ISA), a banking Corporation, and that by authority duly given and as the act of the Corporation, executed the foregoing on behalf of the Bank.

WITNESS my hand and official seal or stamp, this 12<sup>th</sup> day of August, 2011.

My Commission Expires: 06-10-2013 Holly E. Pate  
Notary Public

(Affix Notary Seal) 

HOLLY E. PATE NOTARY PUBLIC NASH COUNTY, NC MY COMM. EXPIRES: <u>06-10-2013</u>
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STATE OF North Carolina  
COUNTY OF Nash

I, a Notary Public for the County and State aforesaid, do hereby certify that Michelle Lavender Trustee, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 12<sup>th</sup> day of August, 2011.

My Commission Expires: 06-10-2013 Holly E. Pate  
Notary Public

(Affix Notary Seal) 

HOLLY E. PATE NOTARY PUBLIC NASH COUNTY, NC MY COMM. EXPIRES: <u>06-10-2013</u>
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STATE OF North Carolina  
COUNTY OF Nash

I, a Notary Public for the County and State aforesaid, do hereby certify that Michelle Lavender personally came before me this day and acknowledged that he/she is the Vice President of CB Services Corp., a Virginia corporation, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the CB Services Corp.

Witness my hand and official seal, this the 12<sup>th</sup> day of August, 2011.

My Commission Expires: 06-10-2013 Holly E. Pate  
Notary Public

(Affix Notary Seal) 

HOLLY E. PATE NOTARY PUBLIC NASH COUNTY, NC MY COMM. EXPIRES: <u>06-10-2013</u>
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