


This Document Prepared By  
And After Recording Return to:  
**CLMG Corp.**  
Lien Release  
Anna Bikowski, Supervisor  
7195 Dallas Parkway  
Plano, Texas 75024  
(866) 544-9820  
BC 703499

  
20131007000401600 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
10/07/2013 12:38:03 PM FILED/CERT

**PARTIAL RELEASE OF FUTURE ADVANCE MORTGAGE,  
ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT (ALABAMA)**

Know All Men By These Presents:

That, LPP Mortgage Ltd., a Texas limited partnership (the "Mortgagee"), the assignee of the rights of the beneficiary under a certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement (Alabama) (the "Mortgage") executed by Jebco, Inc., a corporation (the "Mortgagor"), and New South Federal Savings Bank (the "Original Mortgagee"), bearing the date May 15, 2006, recorded on May 17, 2006, as Instrument Number 20060517000234390, in the Clerk's Office of Shelby County, State of Alabama, securing one certain Promissory Note (Construction Loan Master Note) of even date with the Mortgage, in the original principal sum of \$816,000.00 (Eight Hundred Sixteen Thousand and No 100) (the "Note"), and certain promises and obligations set forth in said Mortgage, upon certain property situate in said State and County including, without limitation, the real property described below (the "Released Property"), does hereby release the Released Property from the Mortgage:

Lots 2 and 25 , according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A and B, in the Probate Office of Shelby County, Alabama.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** that this is a partial reconveyance and releases the lien of the Mortgage as to the Released Property only and that nothing herein contained shall in any way release, affect, alter, diminish, or impair (i) the lien of the Mortgage as it encumbers any other property encumbered by the Mortgage or (ii) any other mortgage, lien, or security interest securing the Note as they relate to any property other than the Released Property, and nothing herein contained shall in any way release, effect, diminish, impair or alter the terms of any other mortgage, lien, or other security instrument

BC: 703499

securing the debt evidenced by the Note, each of which shall remain in full force and effect in accordance with their terms, without limitation, with regard to all property encumbered thereby, other than the Released Property.

IN WITNESS WHEREOF, LPP Mortgage Ltd., a Texas limited partnership by the person duly authorized, has duly executed the foregoing instrument on October 2<sup>nd</sup>, 2013.

LPP Mortgage Ltd., a Texas limited partnership  
By: Property Acceptance Corp., its General Partner

By:

W.T. Saurenmann

W.T. Saurenmann, Authorized Signatory

WTS

#### ACKNOWLEDGEMENT

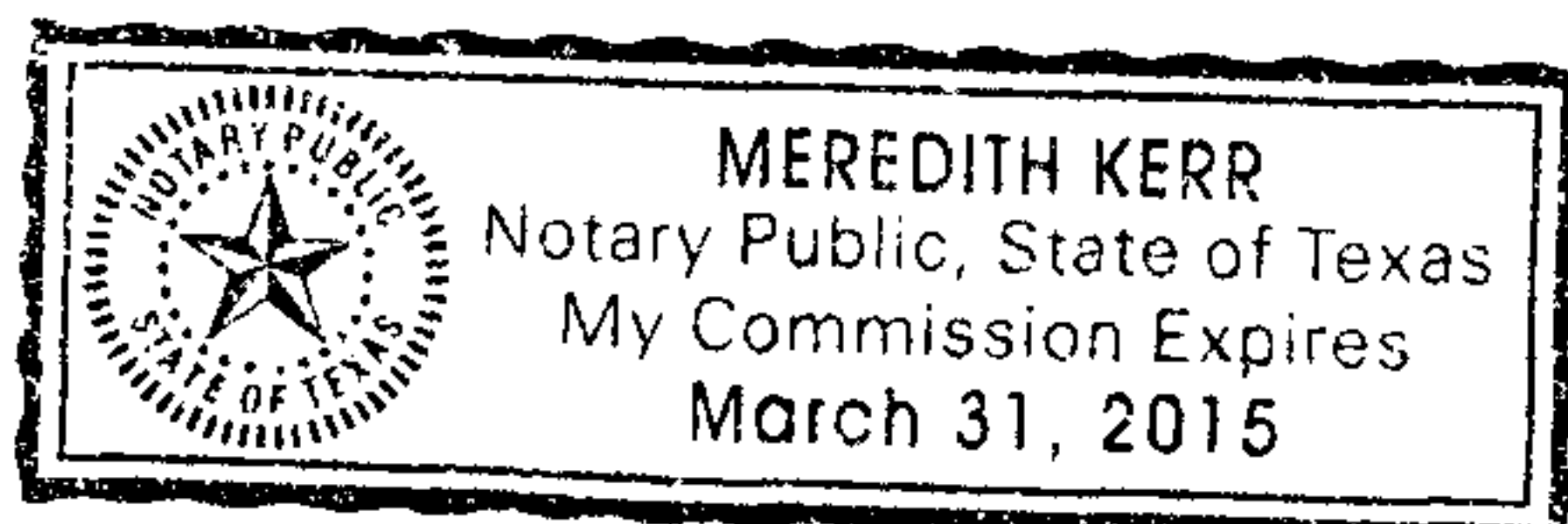
STATE OF TEXAS       §  
COUNTY OF COLLIN   §

I hereby certify that on this 2nd day of October, A.D. 2013 before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared W.T. Saurenmann, Authorized Signatory of Property Acceptance Corp., General Partner of LPP Mortgage Ltd., a Texas limited partnership, who is personally well known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Meredith Kerr

Meredith Kerr, Notary Public, State of Texas  
My commission expires: March 31, 2015

A F F I X   N O T A R Y   S E A L



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