



20141204000380950 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/04/2014 10:28:51 AM FILED/CERT

SBA Loan # CDC-32886060-03

RELEASE OF MORTGAGE ON REALTY

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, the U.S. Small Business Administration (hereinafter called "Holder") is the owner and holder of a certain Mortgage and Assignment of Note and Security, hereinafter described, recorded in the Mortgage Records of Shelby County Judge of Probate, State of Alabama, to-wit:

Mortgage filed on the 17th day of August, 2009, recorded as Instrument No. 20090817000315770, together with that Assignment of Rents and Leases filed for record on the 17th day of August, 2009 as Instrument No. 20090817000315620, and subsequently assigned to the U.S. Small Business Administration by that Assignment of Note and Security recorded on the 15th day of September, 2009, as Instrument No. 20090915000352010; Mortgagors being ROBERT BENTON (a/k/a ROBERT ELBERT BENTON), a married man, and BENTON INVESTMENTS, INC.;

Third Party Lender Agreement recorded on the 18th day of September, 2009, as Instrument Number 20090918000357040.

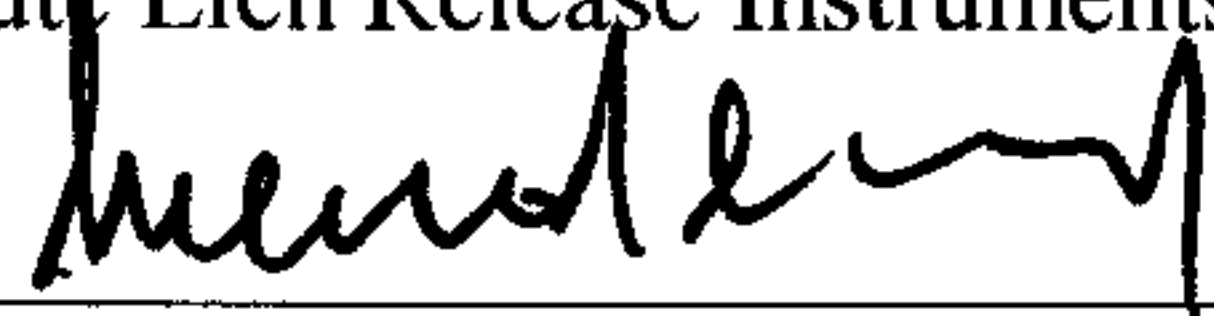
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That Holder, for a valuable consideration, receipt of which is hereby acknowledged, has this day, and does by these presents, release, discharge and quit-claim unto Mortgagor, and Mortgagor's heirs, executors, successors and assigns, all right, title, interest and estate in the property described in the above stated mortgage.

THIS RELEASE is executed without recourse, representation of warranty, express or implied, at law or in equity, on Holder.

IN WITNESS WHEREOF, this instrument is executed this, the 24 day of November, 2014.

U.S. SMALL BUSINESS ADMINISTRATION

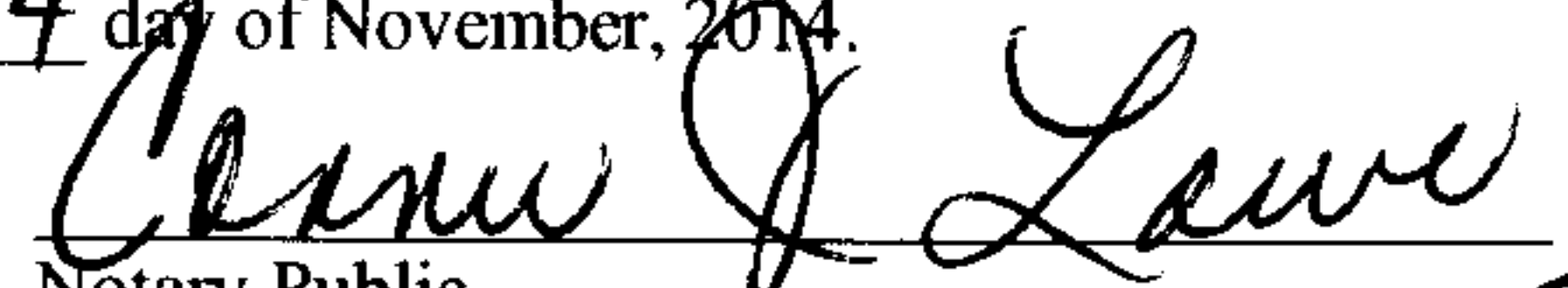
BY: BIRMINGHAM CITY WIDE LOCAL
DEVELOPMENT COMPANY
(Its Agent and Attorney in Fact to Prepare and
execute Lien Release Instruments)

By: 
Robert Dickerson, Jr. (Its Chief Executive Officer)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Dickerson, Jr., whose name as Chief Executive Officer of Birmingham City Wide Local Development Company, a corporation, as Agent and Attorney in Fact to Prepare and Execute Lien Release Instruments of the U.S. Small Business Administration, an agency of the U.S. Government, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as such agent and attorney in fact as aforesaid.

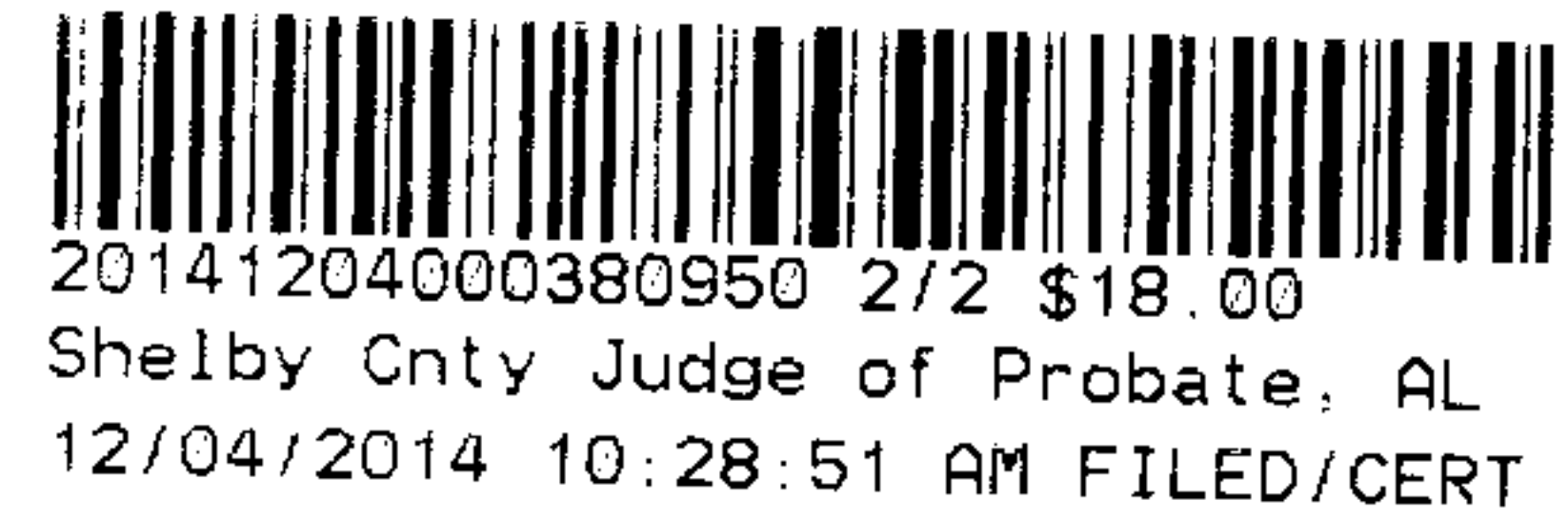
GIVEN UNDER MY HAND and seal of office this, the 24 day of November, 2014.


Notary Public
My commission expires: 2-5-15

This Instrument Prepared By:
Michael P. Krombach
ENGEL HAIRSTON & JOHANSON, P.C.
P.O. Box 11405, Birmingham, Alabama, 35202
[D-5717; Guthrie Alabaster]

See *Limited Power of Attorney* attached hereto as Exhibit "A"

"Exhibit A"



Limited Power of Attorney
To Prepare & Execute Lien Release Instruments

Birmingham City Wide Local Development Corp. ("CDC"), a non-profit corporation certified by the United States Small Business Administration ("SBA") to participate in the SBA loan program designed to help small business finance the purchase or construction of a long-term fixed asset (Asset) such as real estate, buildings, and equipment (the "504 Program").

In accordance with 504 Program rules, CDC used the proceeds of a debenture guaranteed by SBA ("Debenture") to partially finance a borrower's purchase of an Asset (the "CDC loan") which is secured by a lien on the Asset and other borrower property as deemed appropriate by the CDC (the lien on the Asset and other borrower property is hereinafter referred to collectively as "Liens"). In consideration of SBA's guaranty of the CDC Debenture, CDC, among other things, (1) assigned to SBA the Liens and the note underlying the CDC loan and (2) agreed to continue to service the CDC loan.

Borrower has paid the CDC loan in full as evidenced by a notice from Wells Fargo Corporate Trust Services and a note marked by SBA officials as "Paid in Full" in the possession of the CDC. SBA hereby authorizes CDC to, as either SBA's agent or attorney-in-fact, prepare, sign, file and or record on SBA's behalf, without SBA's review and approval, documents necessary to release SBA's lien interest in the Asset and any other borrower or guarantor property securing the repayment of this loan upon which the agency has a lien or security interest.

SBA further authorizes CDC officers authorized to sign documents on behalf of the CDC to sign and file and to record lien releases in connection with the subject loan as well as make delivery to the party legally entitled thereto.

This authorization does not limit in any manner the duties, obligations, and responsibilities of the CDC to SBA and the authorization may be rescinded in writing at any time in the sole discretion of SBA.

UNITED STATES SMALL BUSINESS ADMINISTRATION,
AN AGENCY OF THE UNITED STATES

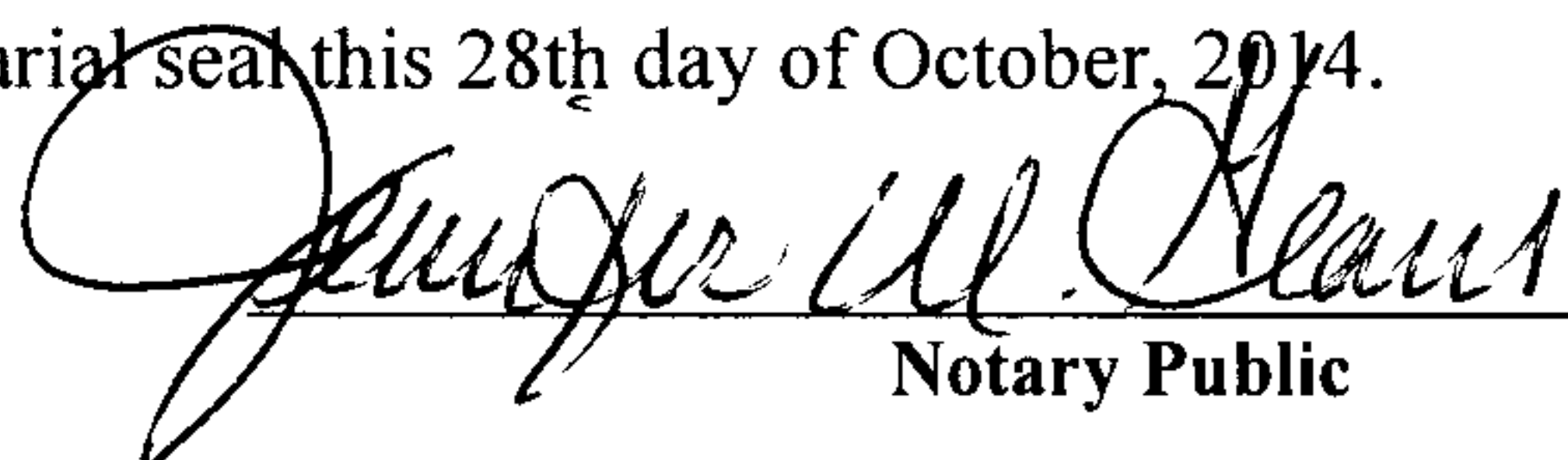
By: 

Gerald E. Johnson, Supervisory Loan Officer
Commercial Loan Servicing Center - LR

State of **Arkansas**)
County of **Pulaski**)ss.

Before me, a Notary Public for said County and State, do hereby certify that Gerald E. Johnson, Supervisory Loan Officer, Commercial Loan Servicing Center, Little Rock, Arkansas, personally came this day and acknowledged that the foregoing instrument was signed by him as and for the act and deed of the Small Business Administration, pursuant to the Delegation of Authority published in Volume 48, Federal Register, at Page 9638, the contents of which are to be judicially noticed pursuant to 44 U.S.C. 1507.

WITNESS my hand and notarial seal this 28th day of October, 2014.


Notary Public

This document prepared by:
JoAnne T. Saberre, Acting Chief Center Counsel
U.S. Small Business Administration
Commercial Loan Servicing Center
2120 Riverfront Drive, Ste. 100
Little Rock, AR 72202

