


Loan #401916200  
This instrument prepared by/ return to:  
Nancy Williams  
USAmeriBank  
P.O. Box 17540  
Clearwater, FL 33762

State of Alabama  
Shelby County

  
20150727000255810 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
07/27/2015 01:27:54 PM FILED/CERT

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SB Dev. Corp., an Alabama Corporation, hereinafter called Mortgagor by Construction Mortgage Future Advance bearing the date March 4, 2015, and recorded March 13, 2015 in Instrument 20150313000078520; in the office of the Judge of Probate of Shelby County, Alabama, granted and conveyed unto Aliant Bank, a Division of USAmeriBank and assigns, the premises therein particularly described to secure the indebtedness thereon.

AND WHEREAS, the said Mortgagors have requested the said USAmeriBank, the owner and holder of said Mortgage to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage.

NOW THEREFORE, KNOW YE, that the USAmeriBank, in consideration of the premises and the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by the said Mortgagor, at the time of execution and discharge from the lien and operation of said mortgage unto the said Mortgagor its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

COLLATERAL TO BE RELEASED

Parcel 3


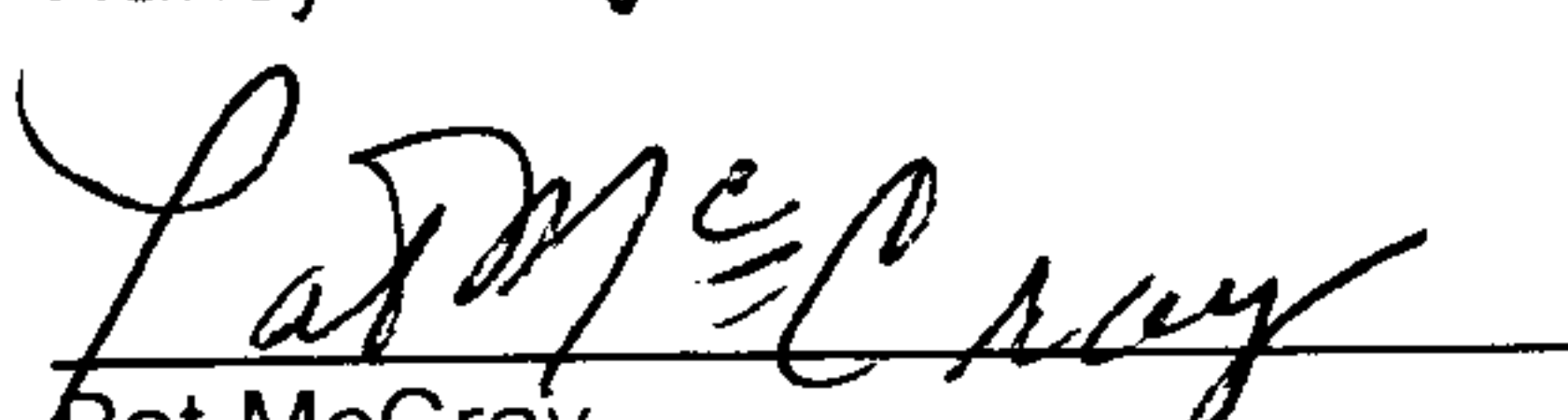
Lot 16, according to the Survey of Kirkman Preserve Phase 3, as recorded in Map Book 44, Page 58 A&B, in the Probate Office of Shelby County, Alabama.

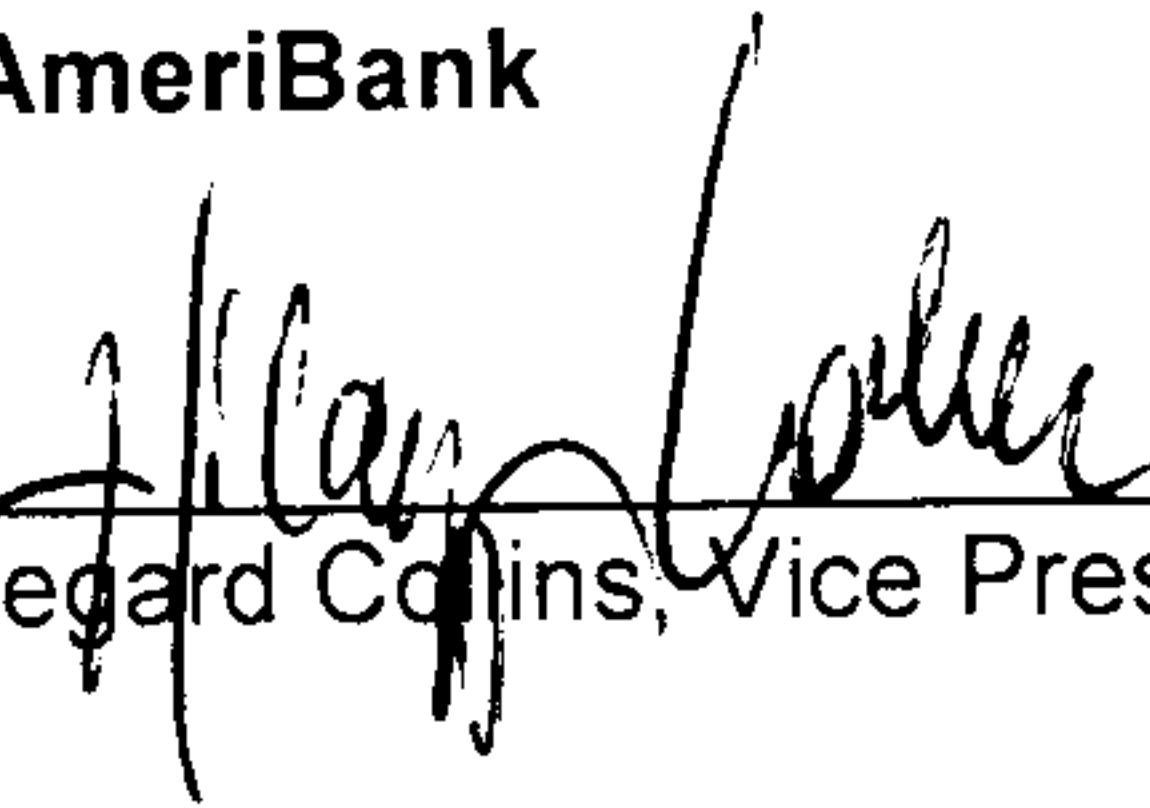
2101 Kirkman Dr., Birmingham, AL 35242 #401916200 \$327,000.00

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released there from, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said USAmeriBank has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, this 23<sup>rd</sup> day of July, 2015.


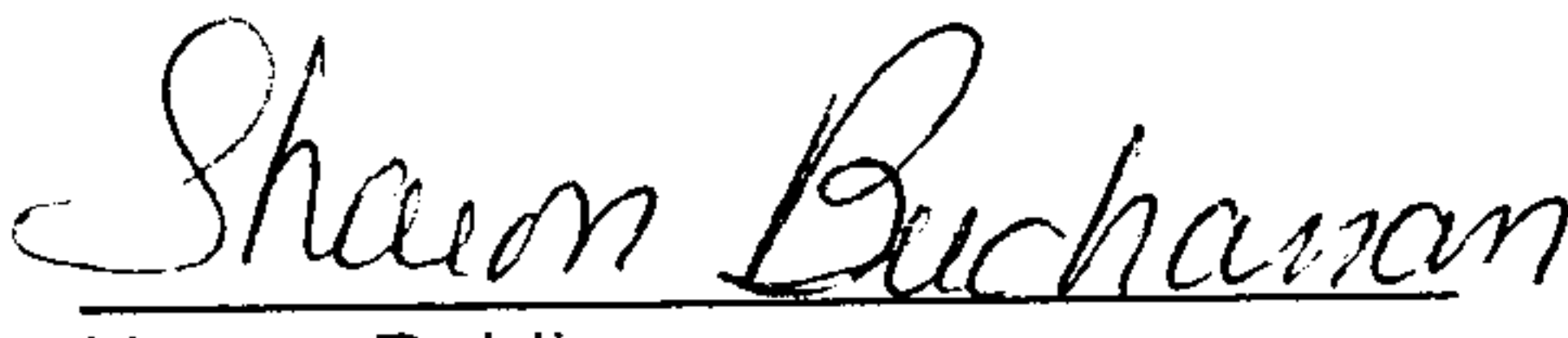
Signed, Sealed and delivered in the presence of:

  
Nancy Williams  
  
Pat McCray

USAmeriBank  
By:   
Hildegard Collins, Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2015, by Hildegard Collins, Vice President of Aliant Bank, a Division of USAmeriBank, on behalf of the bank. She is personally known to me and did not take an oath.

 SHARON BUCHANAN  
MY COMMISSION # EE 185475  
EXPIRES: April 6, 2016  
Bonded Thru Budget Notary Services  
  
Notary Public  
My Commission Expires