


Loan #401980400  
This instrument prepared by/ return to:  
Diana Stoyanova  
USAmeriBank  
P.O. Box 17540  
Clearwater, FL 33762

STATE OF ALABAMA  
SHELBY COUNTY

  
20160108000008330 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
01/08/2016 12:03:25 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 July 9, 2015, and recorded July 16, 2015 as instrument #20150716000241610; in the office of the Judge of Probate of Shelby County, Alabama, granted and conveyed unto USAMERIBANK, successor by merger to ALIANT BANK, and assigns, the premises therein particularly described to secure the indebtedness thereon.

AND WHEREAS, the said Mortgagors have requested the said of 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 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 1

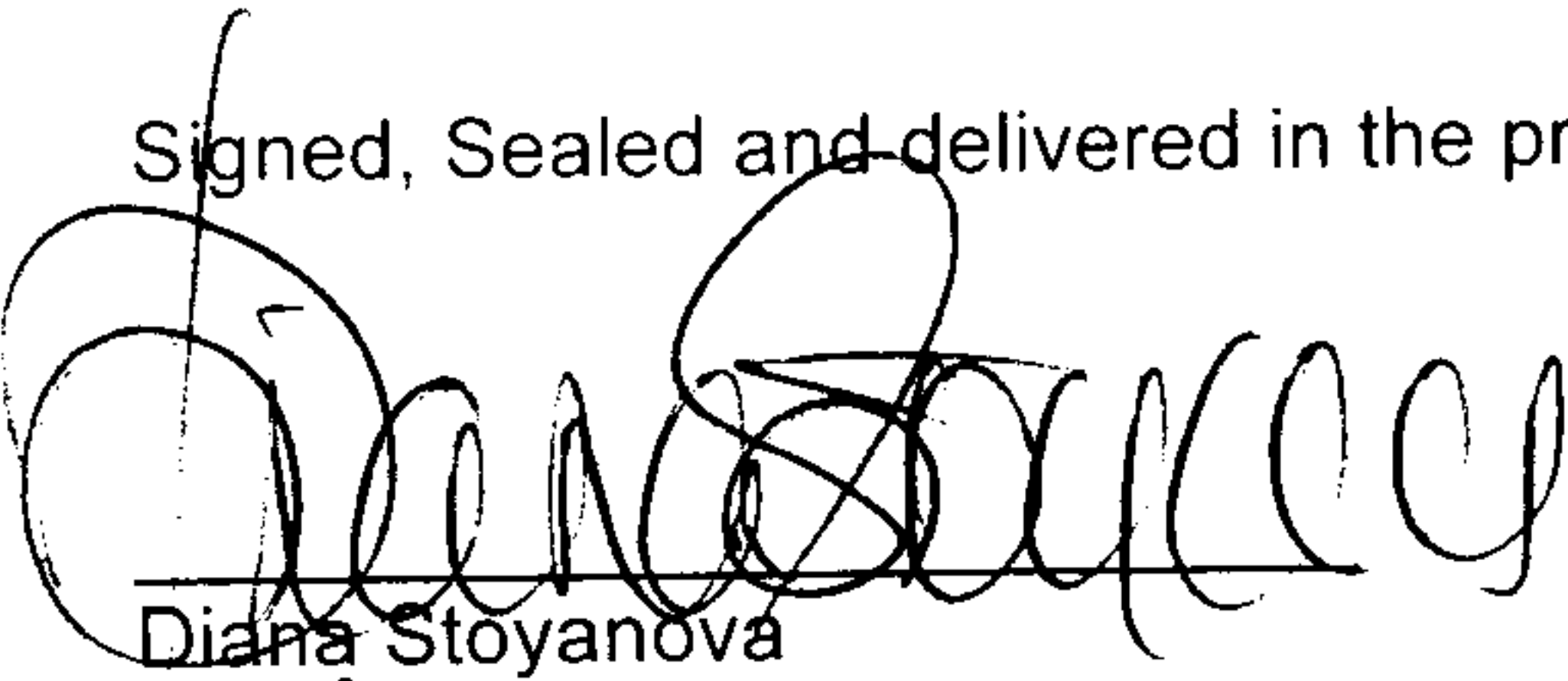
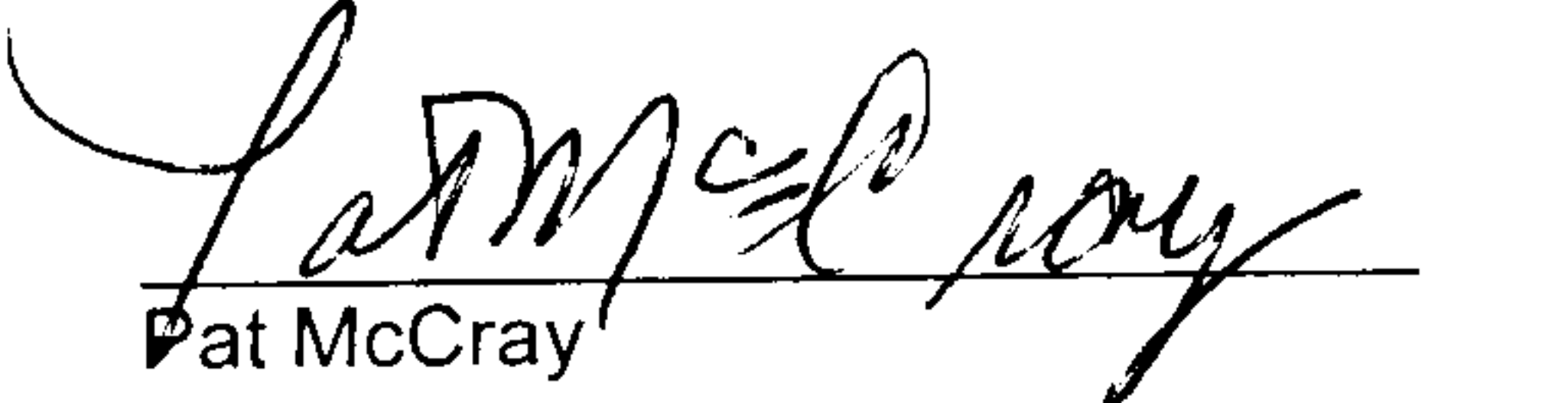
Lot 202, according to the Survey of Kirkman Preserve – Phase 4A, as recorded in Map Book 44, Page 145, in the Probate Office of Shelby County, Alabama.

2009 Kirkman Drive, Birmingham, AL 35226      Loan #401980400      \$292,500.00

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 31<sup>st</sup> day of December, 2015.

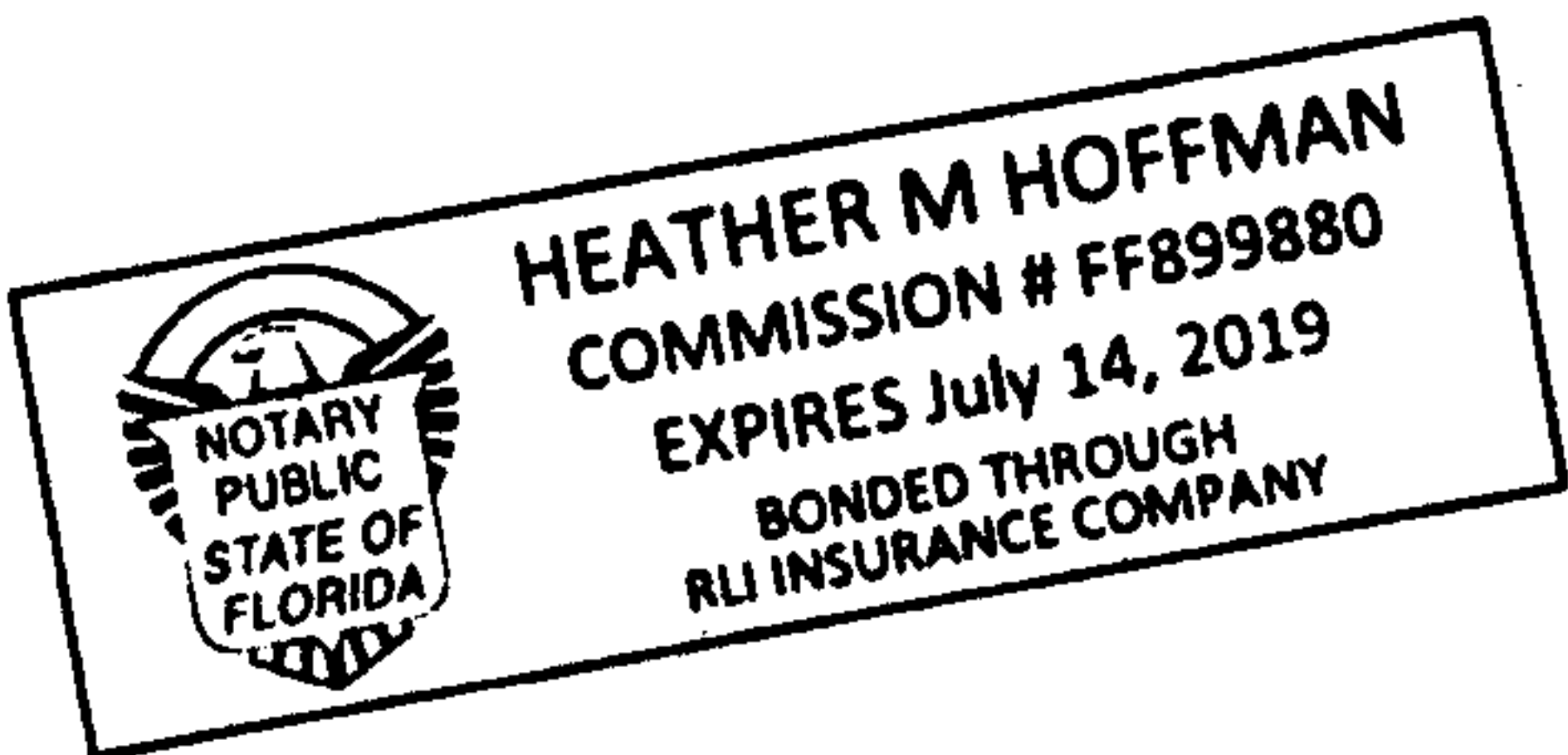
Signed, Sealed and delivered in the presence of:

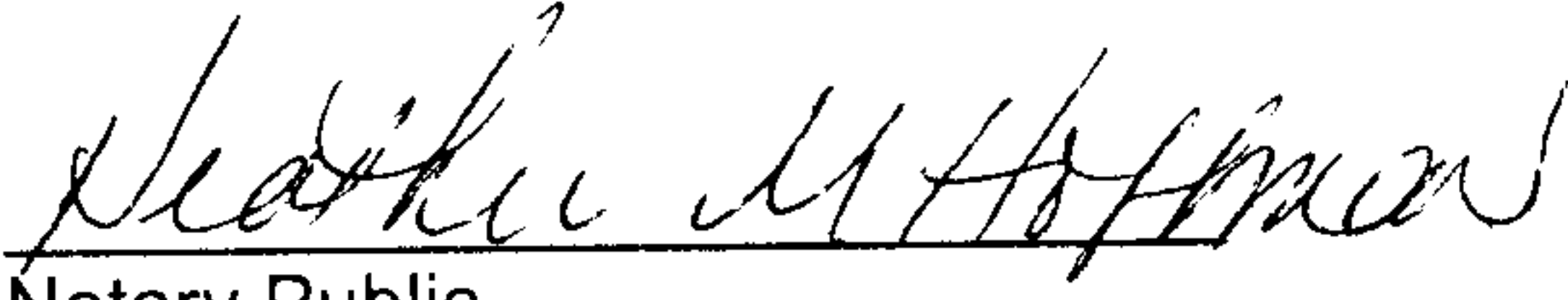
  
Diana Stoyanova  
  
Pat McCray

USAMERIBANK  
By:   
Janice A. Calvert, Senior Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December 2015, by Janice A Calvert, Senior Vice President of USAmeriBank, on behalf of the bank. She is personally known to me and did not take an oath.



  
Notary Public  
My Commission Expires