


Loan # 401893600
This instrument prepared by/ return to:
Barbara Sanders
USAmeriBank
P.O. Box 17540
Clearwater, FL 33762

State of Alabama
Shelby County


20160802000272310 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
08/02/2016 10:21:13 AM FILED/CERT

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Eddleman Residential, LLC, an Alabama Limited Liability Company, hereinafter called Mortgagor by Construction Mortgage Future Advance bearing the date April 29, 2015 and recorded May 8, 2015 as Instrument 20150508000151820; in the office of the Judge of Probate of Shelby County, Alabama, granted and conveyed unto 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 4-14, according to the Map and Survey of Village at Highland Lakes Sector Four – English Village Neighborhood, as recorded in Map Book 44, Page 131, in Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement of use the roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector Four, recorded as Instrument No. 20150430000142220, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the “Declaration”).

6041 English Village Lane, Birmingham, AL 35242

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 therefrom, 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 29 day of July, 2016.

Signed, Sealed and delivered in the presence of:

Aliant Bank, a Division of USAmeriBank

By: Linda Pearson
Linda Pearson, Assistant Vice President
USAmeriBank
4790 140th Avenue N
Clearwater, FL 33762

Heather Hoffman
Heather Hoffman
Pat McCray
Pat McCray

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29 day of July, 2016, by Linda Pearson, Assistant Vice President of USAmeriBank, on behalf of the bank. She is personally known to me and did not take an oath.



Heather M Hoffman
Notary Public
My Commission Expires