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03/07/2017 10:02:42 AM
PARTREL 1/2

Record & Mail To:
Corporation Service Company
P.O. Box 3008
Tallahassee, FL 32315
800-645-0683

This Document Prepared By:
Synovus Financial Corporation
1750 Founders Pkwy
Alpharetta, Ge 30009
Regina Garner

Loan #: 2338637
Deal Name: Synovus
AL, Shelby



REF128127003 S457714PSR

PARTIAL SATISFACTION OF MORTGAGE

Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank for valuable consideration, the receipt and sufficiency which is hereby acknowledged, hereby releases the property situated in Shelby, AL fully described in the legal description attached hereto from the MORTGAGE referenced below;

Borrower: MICHAEL H. SHEFFIELD AND WIFE MAUREEN SHEFFIELD AND MANNMAHON, LLC
Book: . Page: . Instrument: 20080612000239730 in Shelby County, AL
Property: 118 GRANDE VIEW CIRCLE/LOT 9 GRANDE VIEW ESTATES, MAYLENE, AL 35114
Legal description is attached hereto and made a part thereof.

This release is given on the condition that it shall in no way affect the lien of the above-stated MORTGAGE on the remaining property described in the security instrument, but shall only be construed as a release from the lien of said document as to the property described in the legal description attached herein.

The party executing this instrument is the present holder of the document described herein.
IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 03/02/2017.

Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank

By: Debra F Lee
Name: Debra F. Lee
Title: Vice President

State of Georgia
County of Cherokee

On 03/02/2017 before me, Mary Ann C. Cash, Notary Public, personally appeared Debra F. Lee, Vice President of Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary Ann C Cash
Notary Public: Mary Ann C. Cash
My commission expires: 05/17/2018



PARCEL II:

Lot 9, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes for the year 2008 constituting a lien but which is not yet due and payable; ii) transmission line permit to Alabama Power Company, recorded in Deed Book 141, page 410 and Deed Book 242, page 935, in the Probate Office of Shelby County, Alabama (Parcel I); iii) right of way as set out in Condemnation Proceedings by the State of Alabama for Highway 70, recorded in Real Book 145, page 918, in the Probate Office of Shelby County, Alabama (Parcel I); iv) easement recorded in Instrument 2001-29106 in the Probate Office of Shelby County, Alabama; v) Easement rights reserved by Fred Wilhite recorded in Instrument 2001-29102 and assigned to Malcomb Graves by instrument recorded in Instrument 20030909000603770 in the Probate Office of Shelby County, Alabama (Parcel I); vi) building line(s), easement(s) and restrictions as shown by recorded map (Parcel II); vii) restriction requiring no further subdivision of property as shown on record map (Parcel II); viii) Declaration of Protective Covenants as recorded in 1995-5892, 1st Amendment recorded in Instrument 1995-28543, Supplementary Declaration of Protective Covenants recorded in Instrument 1995-28544, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-0339, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-26258, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-29192, amended by Instrument 1996-37928 and Supplementary Declaration of Protective Covenants recorded in Instrument 1996-37929, Supplementary Declaration of Protective Covenants recorded in Instrument 1999-38603, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-4501, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-1048, Supplementary Declaration of Protective Covenants recorded in Instrument 20031029000722160, Supplementary Declaration of Protective Covenants recorded in Instrument 20040223000092860 in the Probate Office of Shelby County, Alabama (Parcel II); ix) Articles of Incorporation of Grande View Homeowners Association, recorded in Instrument 1995-5890 and By-Laws recorded in Instrument

1995-5891, in the Probate Office of Shelby County, Alabama (Parcel II); x) mineral and mining rights and rights incident thereto, Right of First Refusal, Release of Damages, Sinkhole and Covenant for storm water run off control recorded in Instrument 1995-23023, in the Probate Office of Shelby County, Alabama (Parcel II); xi) rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster and Francis M. Randall and Harriett Randall as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama (Parcel II); xii) Decree of Condemnation Case No. 28-197, Alabama Water vs. Kimberly-Clark Corporation as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama (Parcel II); xiii) right of way granted to Alabama Power Company recorded in Deed Volume 138, page 170 and Instrument 2004030600061880, in the Probate Office of Shelby County, Alabama (Parcel II); xiv) mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 355, Deed Book 4, page 442 and Deed Book 48, page 427, in the Probate Office of Shelby County, Alabama (Parcel II); xv) covenants, conditions and reservations as set out in deed recorded in Instrument 1994-0826, in the Probate Office of Shelby County, Alabama (Parcel II); xvi) mineral and mining rights and rights incident thereto recorded in Deed Book 13, page 385 and Deed Book 325, page 546 in the Probate Office of Shelby County, Alabama (Parcel II); and xvii) any coal, oil, gas and/or other mineral and mining right not owned by Grantor/Mortgagor.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2017 10:02:42 AM
\$18.00 CHERRY
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