


Loan # 402191500  
This instrument prepared by/ return to:  
Justina Galing  
USAmeriBank  
P.O. Box 17540  
Clearwater, FL 33762  
  
State of Alabama  
Shelby County

  
20170327000101470 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/27/2017 12:49:07 PM 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 July 27, 2016 and recorded September 23, 2016 as Instrument 20160923000348410; 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 4**

Lot 2906, according to the Survey of Highland Lakes, 29<sup>th</sup> Sector-- an Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C & D, in the Probate Office of Shelby County, Alabama.

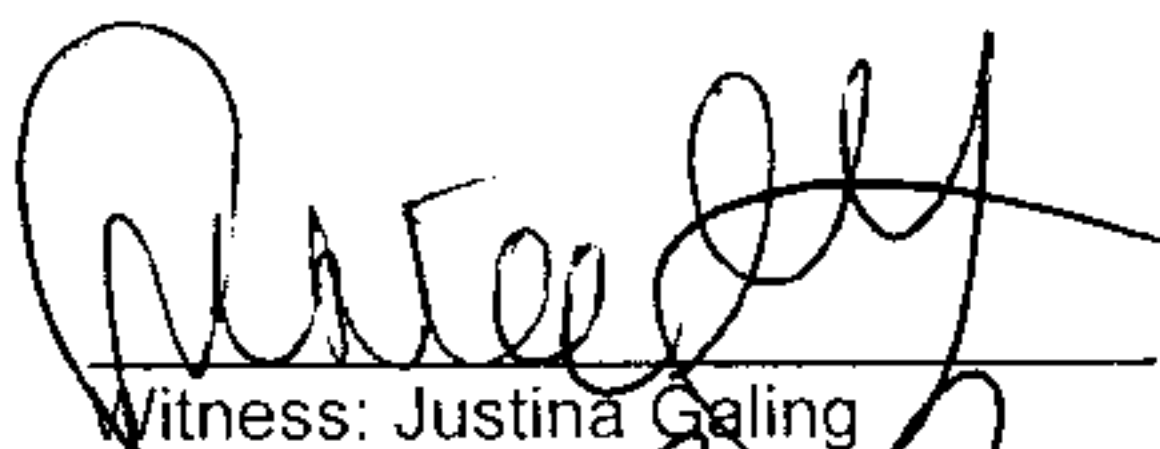

Together with nonexclusive easement of use the private roadways, common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded in Instrument No. 1994-07111; amended by Instrument #1966-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes Residential Subdivision, 29<sup>th</sup> Sector, recorded as Instrument No. 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").


1036 Regency Way, Birmingham, AL 35242                      #402191500                      \$313,500.00

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 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 22<sup>nd</sup> day of March, 2017.

Signed, Sealed and delivered in the presence of:

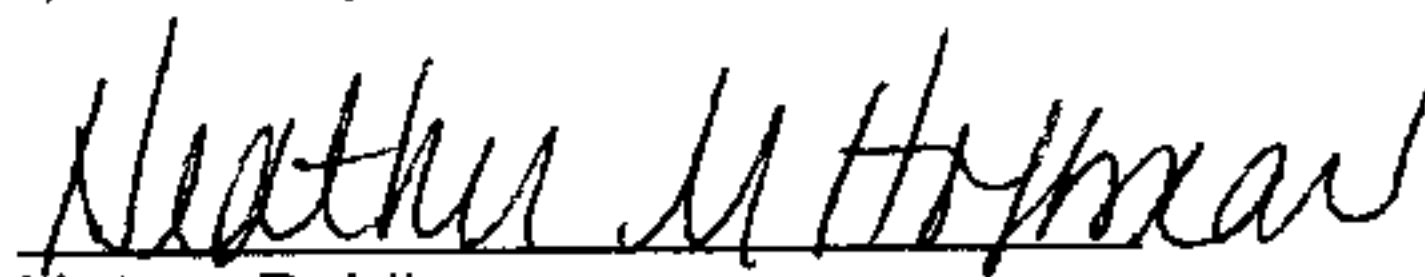
  
Witness: Justina Galing  
  
Witness: Angela Dorissen

USAMERIBANK  
By:   
Pat McCray, Assistant Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2017, by Pat McCray, Assistant 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