

This Instrument was Prepared by:
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2700 Highway 280 East, Suite 160
Birmingham, AL 35223



20171222000457550 1/1 \$19.00
Shelby Cnty Judge of Probate, AL
12/22/2017 01:35:30 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, COMPASS MORTGAGE CORPORATION, does hereby release the hereinafter particularly described property from the lien of that certain mortgage executed by CHELSEA PARK IMPROVEMENT DISTRICT THREE and CHELSEA PARK DEVELOPMENT, INC., recorded in the Probate Office of SHELBY County, Alabama, in Instrument No. 20090218000058210 with Amendment recorded in Instrument No. 20100106000004970 and Amendment No. 20110919000277440, Subordination and Intercreditor Agreement recorded in Instrument No. 20111229000396040 and Amendment to Subordination and Intercreditor Agreement recorded in Instrument No. 20150710000234310 for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, all of its right, title and interest of the undersigned in and to the following described property located in SHELBY COUNTY, STATE OF ALABAMA, to wit:


Lot 7-244, according to the Survey of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Regulations for Chelsea Park 7th, as recorded in Instrument No. 20151230000442850(which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, **Albert M. Watson**, whose name as Vice President of COMPASS BANK, has caused this instrument to be executed on this 14th day of December, 2017.

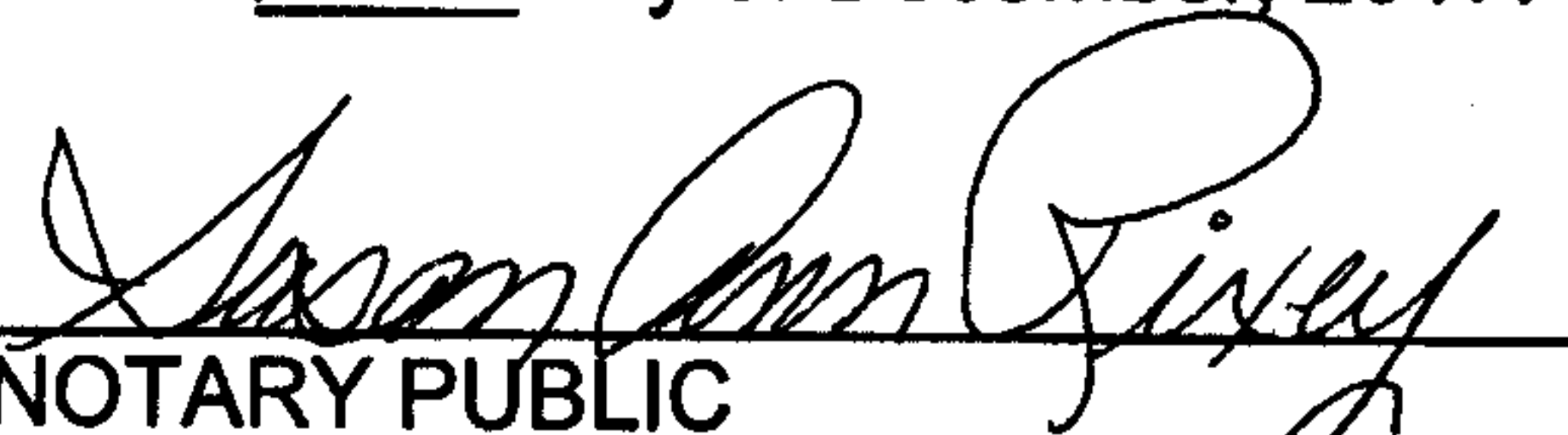
COMPASS BANK


By: Albert M. Watson
Its: Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, in and for said County in said State, hereby certify that **Albert M. Watson** whose name as Vice President of COMPASS BANK, an Alabama state banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation.

Given under my hand and official seal of office this 14th day of December, 2017.


NOTARY PUBLIC
My Commission Expires:

