

Loan # 402393300  
This instrument prepared by/ return to:  
Carolyn Knight  
USAmeriBank  
P.O. Box 17540  
Clearwater, FL 33762

State of Alabama  
Shelby County

## PARTIAL RELEASE OF MORTGAGE

### KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Donovan Builders, LLC, an Alabama Limited Liability Company, hereinafter called Mortgagor by Construction Mortgage Future Advance bearing the date June 9, 2017 and recorded June 12, 2017 as Instrument #20170612000205920; 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 13, according to the Survey of Grey Oaks Sector III, as recorded in Map Book 47, Page 75, in the Probate Office of Shelby County, Alabama

Lot 13, Grey Oaks Circle, Pelham, AL 35124      #402393300      \$225,000.00

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 27<sup>th</sup> day of December 2017.

Signed, Sealed and delivered in the presence of:

USAMERIBANK

By: Pat McCray  
Pat McCray, Assistant Vice President

Carolyn Knight  
Witness: Carolyn Knight

Angela Dorissen  
Witness: Angela Dorissen

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December 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.

Heather M Hoffman  
Notary Public  
My Commission Expires



20180118000017070 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/18/2018 10:15:57 AM FILED/CERT