

File #1900024 Property Address: 5394 Greystone Way, Birmingham, AL 35242

PARTIAL RELEASE OF LAND FROM MORTGAGES

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the undersigned, Valley Bank as successor to USAmeriBank (the "Mortgagee"), is the owner and holder of record of that certain Mortgages executed by Jerry Wayne Graves, Jr, a/k/a Wayne Graves, (the "Mortgagor"), as follows:

That certain Mortgage between Jerry Wayne Graves, Jr, a/k/a Wayne Graves, and USAmeriBank dated September 19, 2017, filed October 2, 2017, and recorded in Instrument No. 20171002000357870, in the Probate Office of Shelby County, Alabama; and Assignment of Leases and Rents dated September 19, 2017, filed October 2, 2017, and recorded in Instrument No. 20171002000357880, in the Probate Office of Shelby County, Alabama; UCC-1 Financing Statement in favor of USAmeriBank, recorded in Instrument No. 20171002000357890; and Cross Collateral and Cross Default Agreement given by Wayne's Auto Sales, Inc., Bama Finance Company, Inc., and Brock Maddox, LLC, as Borrower, and Jerry Wayne Graves, Jr. and Patti L. Graves, individual borrower, and USAmeriBank, as Lender, dated September 19, 2017, filed October 2, 2017, and recorded in Instrument No. 20171002000357980 (hereinafter collectively referred to as the "Mortgage"), and

WHEREAS, for the consideration herein set out, Mortgagee has agreed to release from the lien of said Mortgage the hereinafter described land.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) paid to Mortgagee by Mortgagor on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, Mortgagee does hereby release, remise, convey and quitclaim unto the said Mortgagor, its successors and assigns from the lien, operation, and effect of said Mortgages, the land described in said Mortgages are described as follows, to wit:

Lot 2-A, according to a Resurvey of Lots 2 and 3, Graystone, 6<sup>th</sup> Sector, Phase I, as recorded in Map Book 37, Page 141, in the Probate Office of Shelby County, Alabama.

And also recorded as:

Lot 2B, according to a Resurvey of Lot 2A, Resurvey of Lots 2 and 3, Greystone, 6<sup>th</sup> Sector, Phase I, as recorded in Map Book 40, Page 72, in the Probate Office of Shelby County, Alabama.

The Property described herein above is hereby released from the Mortgage.

As to all other land described and conveyed in said Mortgages, the respective liens thereof shall remain in full force and effect unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said Mortgagor, its successors and assigns forever.

This release is given for the purpose of enabling Mortgagor to make a valid conveyance of said lands free and clear of lien of said Mortgages.

IN WITNESS WHEREOF, Mortgagee has executed this instrument this 5<sup>th</sup> day of February, 2019.

Valley Bank as successor to USAmeriBank

By: [Signature] [SEAL]  
Its: SR. VICE PRES

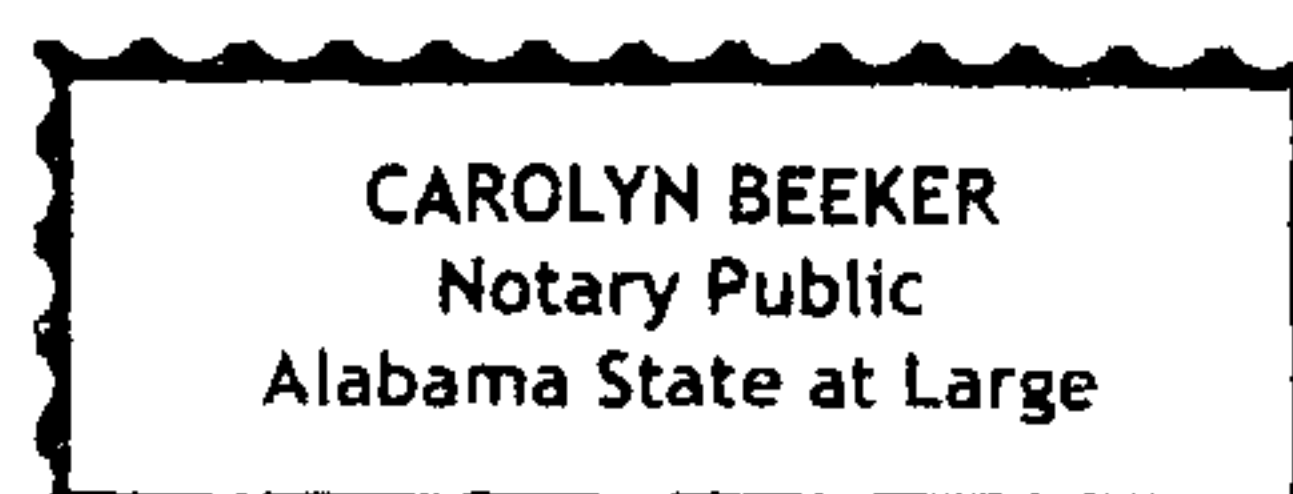
STATE OF ALABAMA )  
TALLAPOOSA COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that VICKIE GARNER whose name as SR. VICE PRES of Valley Bank as successor to USAmeriBank is signed to the foregoing Partial Release and who is known to me, acknowledged before me on this day that, being informed of the contents of said Partial Release, he as such officer and with full authority, executed the same voluntarily as the act of said bank.

Given under my hand this the 5<sup>th</sup> day of FEBRUARY, 2019.

[NOTARIAL SEAL]

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



My Commission Expires  
May 15, 2022

This Instrument Prepared By:  
Jeff W. Parmer  
LAW OFFICES OF JEFF W. PARMER, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209  
(205) 871-1440

402415600 Branch 788



[Signature]