

Loan # 4100033578
This instrument prepared by/ return to:
Charlotte Matthews
Valley National Bank
P.O. Box 17540
Clearwater, FL 33762



20190828000316130 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
08/28/2019 10:13:56 AM FILED/CERT

State of Alabama
Shelby County

PARTIAL RELEASE OF MORTGAGE

Valley National Bank as successor in interest to USAmeriBank
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 November 29, 2018 and recorded December 3, 2018 as Instrument #20181203000422020; in the office of the Judge of Probate of Shelby County, Alabama, granted and conveyed unto Valley National Bank as successor in interest to USAmeriBank and assigns, the premises therein particularly described to secure the indebtedness thereon.

AND WHEREAS, the said Mortgagors have requested the said Valley National Bank, 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 Valley National Bank, 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 417, according to the Survey of Amended Plat of Grey Oaks Sector 4, as recorded in Map Book 50, Page 23, in the Probate Office of Shelby County, Alabama

Lot 417 Grey Oaks Court, Pelham, AL 35124 #4100033578 \$300,000.00

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 Valley National Bank 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 12th day of August 2019.

Signed, Sealed and delivered in the presence of:

Valley National Bank

By: Quyen Tran

Quyen Tran, Vice President

Charlotte Matthews
Witness: Charlotte Matthews

Angela Dorissen
Witness: Angela Dorissen

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12th day of August 2019, by Quyen Tran, Vice President of Valley National Bank, on behalf of the bank. She is personally known to me and did not take an oath.

Notary Public
My Commission Expires

