

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned REGIONS BANK, an Alabama Banking Corporation, does hereby release the hereinafter particularly described property from the lien of that certain mortgage executed by SB Dev. Corp., an Alabama corporation, to REGIONS BANK, an Alabama Banking Corporation, dated May 6, 2016 and recorded in Inst. No. 20160506000154710; and amended by that certain Amendment to Master Mortgage dated June 10, 2016 and recorded in Instrument 20160616000207600 and further amended by that certain amendment to Master Mortgage dated May 25, 2018 and recorded in Instrument No. 20180627000228450 in the Probate Office of Shelby County, Alabama, and all Amendments thereto, the receipt of which is hereby acknowledged, the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to wit:

Lots 2107, 2110, 2128, 2171, 2173 & 2175, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18 A&B, in the Probate Office of Shelby County, Alabama.

Lot 80, according to the Survey of Brock Point Phase 2B, as recorded in Map Book 50, Page 26, in the Probate Office of Shelby County, Alabama.

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, the undersigned has caused these presents to be executed this 20th day of December, 2018.

REGIONS BANK.
An Alabama Banking Corporation

By: [Signature]
Its: [Signature]

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County in said State, hereby certify that Jennika Henderson, whose name as AVP of REGIONS BANK, an Alabama 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 this instrument, he/she, as such officer and with full authority, executed the same for and as the act of said banking corporation, voluntarily on the day the same bears date.

2019 Given under my hand and official seal this the 20th day of December, 2018.

My Commission Expires:
04.26.2023

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/02/2020 11:58:36 AM
\$24.00 CHARITY
20200102000001930

Allen S. Byrd

