

This Instrument Prepared by and Return to:
Lauren N. Smith, Esquire for
National Title And Appraisal, Inc.
2880 Crestwood Blvd.
Birmingham, AL 35210
as necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

20200210000052730
02/10/2020 08:07:02 AM
PARTREL 1/1

File No.: 197676

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: Whereas, **RC Birmingham, LLC**, an Alabama limited liability company ("Mortgagor"), whose address is **4058 North College, Suite 300, Fayetteville, Arkansas 72703**, by a Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing (Alabama) bearing date the January 11, 2018 and recorded in the office of the Judge of Probate of Shelby County, Alabama, Instrument No. 20180126000027410 to **Texas Capital Bank, N.A.** ("Mortgagee") the premises therein particularly described, to secure the payment of the sum of **One Million Five Hundred Twenty Three Thousand Dollars and No Cents (\$1,523,000.00)**, with interest as therein mentioned.

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage;

AND WHEREAS the Mortgagee acknowledges that it is the lawful owner and holder of the Note secured said Mortgage and acknowledges receipt of partial payment of said Mortgage and Note;

AND WHEREAS the Mortgagor and Mortgagee agree that this is only a partial release of the Mortgage and the Mortgage will remain in full force and effect against any and all other property described therein; NOW THEREFORE, in consideration of the premises and the partial payment, **Texas Capital Bank, N.A.**, hereby releases any and all liens, claims or demands which it may have on the herein described property by virtue of said Mortgage.

Property Released: Lots 147, 148, 215, 216, 217 according to the Map of The Lakes at Hidden Forest Phase 3, as recorded in Map Book 51 Page 1, in the Probate Office of Shelby County, Alabama.

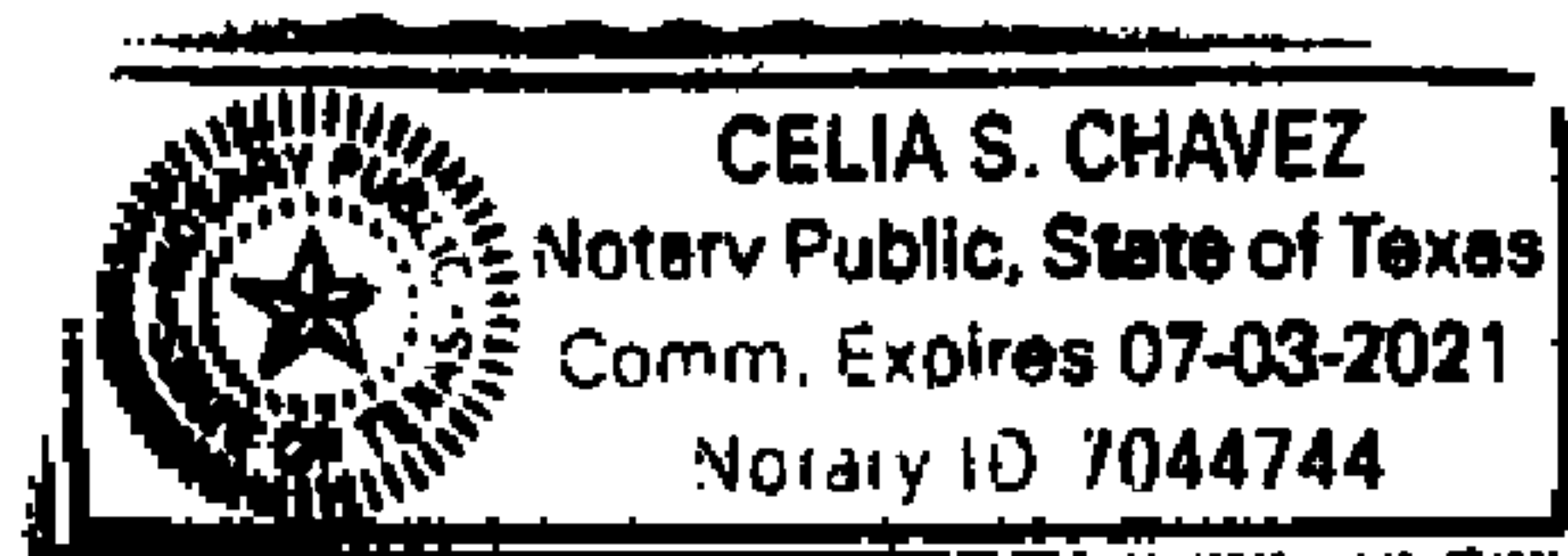
IN WITNESS WHEREOF, Mortgagee has hereunto set his hand and seal, this 22 day of January, 2020.
Texas Capital Bank, N.A.

By: Cory Olson
Its: AVP

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 22 day of January, 2020 by Cory Olson as AVP of Texas Capital Bank, N.A.. He/she is personally known to me or who has produced driver license(s) as identification.

Celia Chavez My Commission Expires: _____
Notary Public Signature
Printed Name: _____



File No.: 197676



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2020 08:07:02 AM
\$22.00 CHERRY
20200210000052730

Celia S. Chavez