

Loan # 4100042933  
This instrument prepared by/ return to:  
Charlotte Matthews  
Valley National Bank  
P.O. Box 17540  
Clearwater, FL 33762

20200817000354790 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/17/2020 01:20:07 PM FILED/CERT

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 February 12, 2019 and recorded February 19, 2019 as Instrument #20190219000052730; 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 1:

Lot 318 according to the Survey of Creekwater Phase IIIA, Phase 2, as recorded in Map Book 50, Page 31, in the Probate Office of Shelby County, Alabama

Lot 318 Creekwater Subdivision, Helena AL 35080

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 6<sup>th</sup> day of August 2020.

Signed, Sealed and delivered in the presence of:

Valley National Bank

By: \_\_\_\_\_

Angela Dorissen, Vice President

Charlotte Matthews

Witness: Charlotte Matthews

Debbie Demel

Witness: Debbie Demel

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence this 6<sup>th</sup> day of August 2020, by Angela Dorissen, Vice President of Valley National Bank, a Florida Corporation, on behalf of the Corporation, who is personally known to me.

\_\_\_\_\_  
Notary Public

My Commission Expires

