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PARTREL 1/1

RETURN TO:
Heights Title
3138 Cahaba Heights Road, Suite 100B
Birmingham, AL 35243

PARTIAL RELEASE OF MORTGAGE

THE STATE OF ALABAMA §
§
COUNTY OF SHELBY §

The undersigned, **TEXAS CAPITAL BANK, NATIONAL ASSOCIATION** having its principal place of business at 2350 Lakeside Blvd., Suite 800, Richardson, Texas 75082, the Mortgagee named in that certain Mortgage executed by **Rausch Coleman Homes Birmingham LLC, an Alabama Limited Liability Company to Birmingham LD, LLC**, in the original principal amount of $722,756.19 dated January 21, 2022 and recorded on February 2, 2021 in Instrument #20210202000053330, in the Probate Office of Shelby County, Alabama. Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing given by **given by Rausch Coleman Homes Birmingham, LLC, and Birmingham LD, LLC** to Texas Capital Bank, in the original principal amount of $400,000,000.00 dated April 15, 2021, recorded in April 21, 2021, in Instrument #20210421000199470, Corrected in Instrument #20210512000234740, of the Probate Records of Shelby County, Alabama, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, has and by these presents does hereby RELEASE AND CANCEL from the lien of the said mortgage, the following described real property situated in SHELBY County, Alabama, to wit:

Lot 24, according to the Final Plat of Camden Park, Phase One, as recorded in Map Book 53, Page 65 A & B in the Probate Office of Shelby County, Alabama.

This partial release shall not otherwise affect the lien of the aforementioned mortgage.

IN WITNESS WHEREOF, TEXAS CAPITAL BANK, has caused its corporate seal to be hereto affixed and this instrument to be executed by its duly authorized officers with full authority so to do.

Dated: January 21, 2022

TEXAS CAPITAL BANK,

Name: Brenda Morelli
Title: Assistant Vice President

Attest:

As its: Assistant Vice President

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this January 21, 2022, by Brenda Morelli the Assistant Vice President of TEXAS CAPITAL BANK, an officer of said entity, is personally known to me or has produced N/A as identification.

PATRICIA MAGANA
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 133029756

Notary Public in and for
The State of T E X A S

My Commission Expires: 4/12/2025

This Instrument was prepared by:
TEXAS CAPITAL BANK
2350 Lakeside Blvd., Suite 800
Richardson, Texas 75082

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
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