

Ln #402415600/402415700
Prepared by/Return to:
Betty Dunbar
Valley National Bank
4790 140th Ave N
Clearwater, FL 33762



20220616000242160 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
06/16/2022 11:08:06 AM FILED/CERT

**PARTIAL RELEASE OF MORTGAGE,
ASSIGNMENT OF RENTS AND UCC FINANCIAL STATEMENT**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WAYNE'S AUTO SALES, INC., AN ALABAMA CORPORATION AND BAMA FINANCE COMPANY, INC., AN ALABAMA CORPORATION and BROCK MADDOX, LLC, an Alabama Limited Liability Company (Brock Maddox, and collectively with Wayne's Auto and Bama Finance, herein jointly and severally called the borrower, whether one or more)and Jerry Wayne Graves, Jr. and Patti L. Graves, each an Individual, hereinafter called Mortgagor by Cross Collateral and Cross Default Agreement dated September 19, 2017 recorded October 2, 2017 #20171002000357980; 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, all recorded at the Judge of Probate, Shelby County, Alabama.

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:

Address: 1235 1st St. N., Alabaster, Al 35007

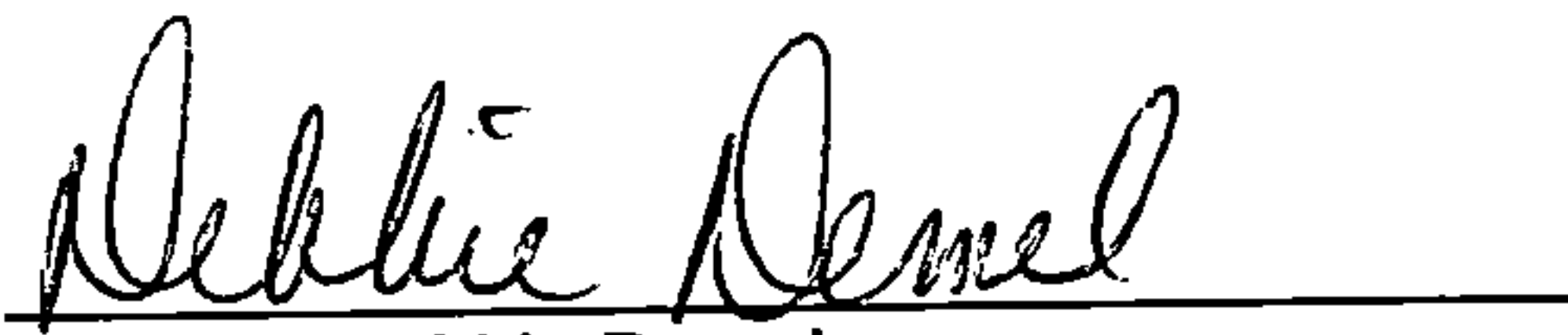
LEGAL: A part of the SW 1/4 of the SW1/4 of Section 25, Township 20 South, Range 3 West and the SE 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West and run East along South line of said 1/4 1/4 section a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway #31, thence turn an angle to the left of 75°29' and run Northerly along said Westerly right of way line a distance of 200.0 feet to the point of beginning; thence continue Northerly along said Westerly right of way line a distance of 200.0 feet; thence turn an angle to the left of 90°00' and run Westerly a distance of 296.76 feet to a point on the Easterly right of way line of Louisville and Nashville Railroad; thence turn an angle to the left of 97°38'30" and run Southerly along said Easterly right of way line a distance of 201.79 feet; thence turn an angle to the left of 82°21'30" and run Easterly a distance of 269.93 feet to the point of beginning. Situated in Shelby County, Alabama

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 10 day of JUNE, 2022

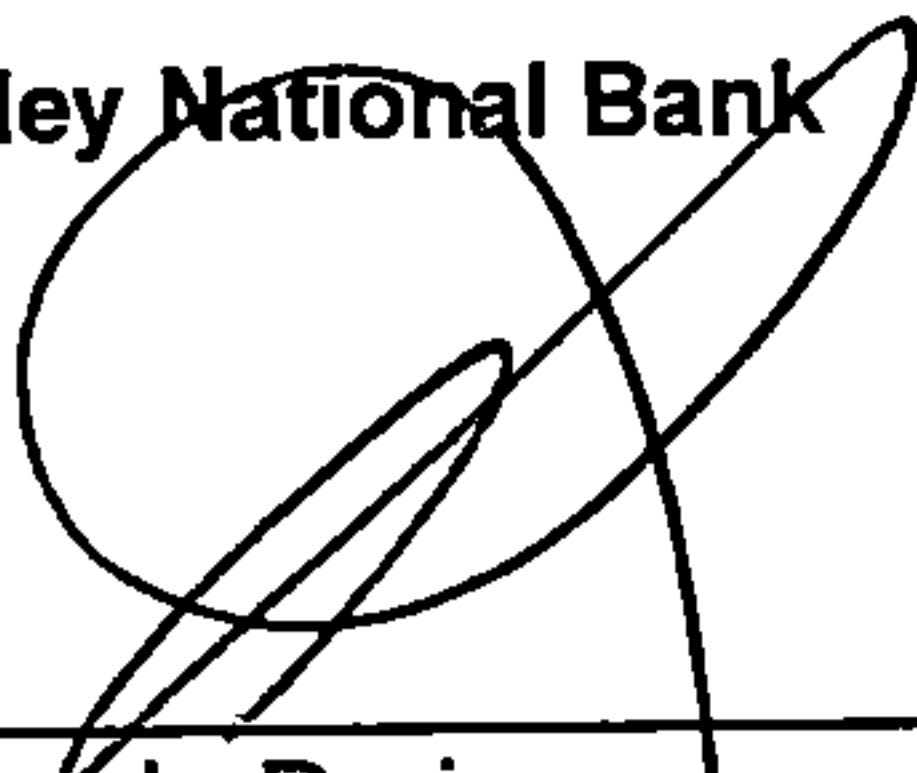
Signed, Sealed and delivered in the presence of:

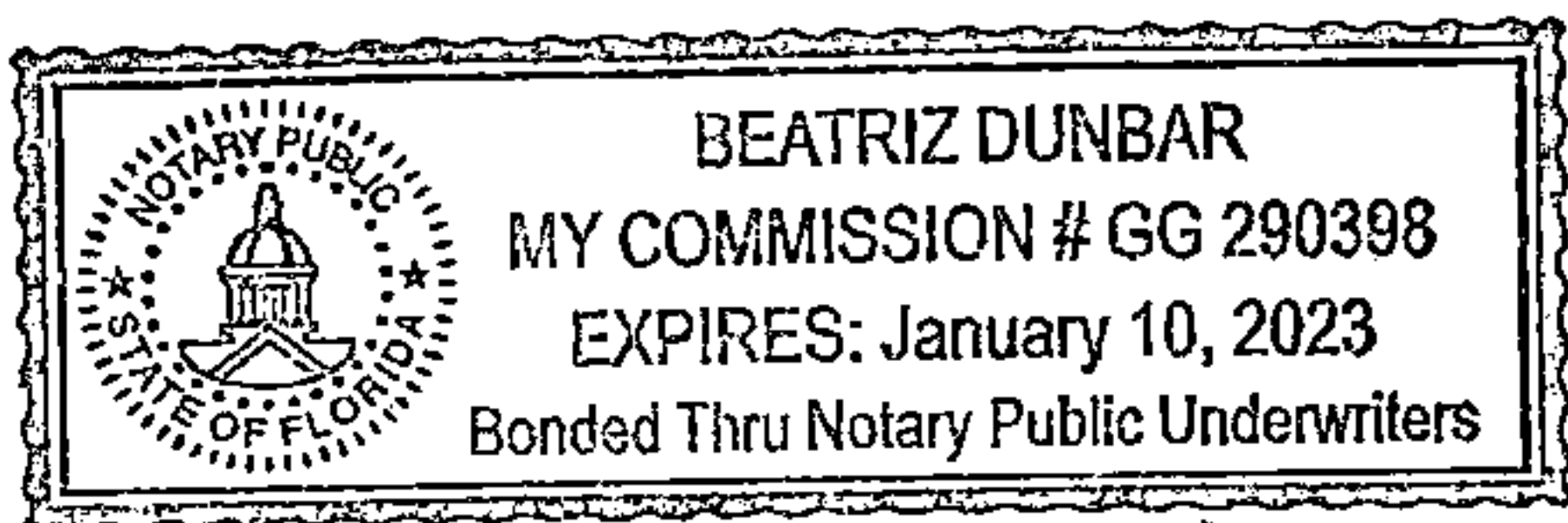

Witness: Betty Dunbar

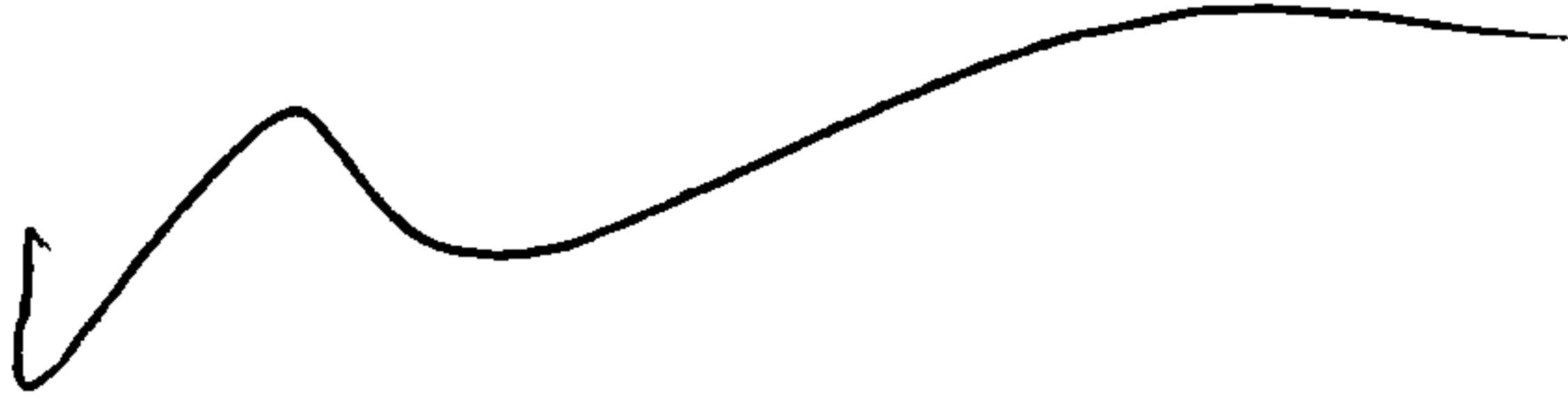

Witness: Debbie Demel

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence on this 10 of JUNE, 2022, by Angela Dorissen, VICE PRESIDENT, of VALLEY NATIONAL BANK a corporation, on behalf of the corporation, who is personally known to me

Valley National Bank

By: _____
Angela Dorissen
Vice President
Valley National Bank
4790 140th Avenue N.
Clearwater, FL 33762





Notary Public
My Commission Expires: