



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2023 10:12:14 AM
\$23.00 JOANN
20230220000044640

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02/20/2023 10:12:14 AM
PARTREL 1/1

Allen S. Byrd

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

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned BANKPLUS, a Mississippi Banking Corporation, does hereby release the hereinafter particularly described property from the lien of that certain mortgage executed by Blackridge Partners, LLC., an limited liability company, to BANKPLUS, a Mississippi Banking Corporation, dated March 21, 2022 in the principal amount of \$7,000,000.00 and recorded in Inst. No. 20220617000243100, amended by Mortgage Modification Agreement recorded in Inst. No. 20220817000323810 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:

Lot 1305, according to the Survey of Blackridge Phase 3, as recorded in Map Book 55, Page 83 A, B & C, 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 17 day of February, 2023.

BANKPLUS,
A Mississippi Banking Corporation

By: *[Signature]*
Its: *Vice President*

STATE OF ALABAMA
COUNTY OF *Madison*

I, the undersigned, a notary public in and for said County in said State, hereby certify that *Ron Hendrix*, whose name as *Vice President* of BANKPLUS a Mississippi 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.

Given under my hand and official seal this the 17 day of *February*, 2023.

My Commission Expires: *4/27/25*



Cynthia Peck
Notary Public