

**This document prepared by
and after recording return to:**
Ribbon Speights
PNC Bank, National Association
6750 Miller Road
Mail Stop: BR-YB58-01-M
Brecksville, OH 44141
Tracking #: 12358565


20230410000100520 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
04/10/2023 01:30:58 PM FILED/CERT

Release from Recorded Mortgage



**STATE of ALABAMA
COUNTY of Shelby**

From: Barton's Greenhouse & Nursery, Inc.
Mortgagor

To: PNC Bank, National Association, Successor to National Bank of Commerce of
Birmingham
Mortgagee

Mortgage Dated: 10/04/2002

Mortgage Recorded: 11/13/2002

In Mortgage Book N/A, Page N/A

as Instrument No.: 20021113000563050

in the Probate Office of Shelby County, Alabama

Debt: \$

Property Address: 401 PRIMROSE DRIVE, ALABASTER, AL 35007

Parcel #:

WHEREAS, the Mortgagor identified above, pursuant to the Mortgage identified above, granted and conveyed unto PNC BANK, NATIONAL ASSOCIATION, its successors and assigns, or a predecessor now known by that name pursuant to a merger or change of name (the “**Mortgagee**”), the premises more particularly described in said Mortgage (the “**Mortgaged Premises**”), to secure the payment of that certain debt or principal sum identified above, together with interest and the other Obligations set forth in said Mortgage;

WHEREAS, the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage all the property described in the above referenced Mortgage;



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NOW, THEREFORE, the Mortgagee, in consideration of the premises and the sum of ONE HUNDRED DOLLARS (\$100.00) lawful money to it in hand paid by the Mortgagor and for other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, has remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the Mortgagor, its heirs, executors, administrators, successors and assigns, all that certain lot or piece of ground described in the above referenced Mortgage.

TO HOLD THE SAME, with the appurtenances, unto the Mortgagor, its heirs, executors, administrators, successors and assigns, forever freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof.

PROVIDED, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the Mortgage on any remaining part of the Mortgaged Premises, or the remedies at law for recovering against the Mortgagor, and its heirs, executors, administrators, successors and assigns, for the Obligations secured by the Mortgage.

WITNESS the due execution hereof this 31st day of March, 2023.

WITNESS / ATTEST:

Nathan Gardiner

Print Name: Nathan Gardiner

PNC BANK, NATIONAL ASSOCIATION

By: Darcie Kerekes

Print Name: Darcie Kerekes

Title: Officer

STATE OF OHIO)

COUNTY OF CUYAHOGA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Darcie Kerekes, whose name as Officer of PNC BANK, NATIONAL ASSOCIATION, 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 the Instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this the 31st day of March, 2023.



Leslie Haws

Notary Public

My Commission Expires: February 05 2028