



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/26/2023 03:30:12 PM  
\$24.00 JOANN  
20230626000190020

20230626000190020  
06/26/2023 03:30:12 PM  
PARTREL 1/1

*Allen S. Byrd*

This instrument was prepared by:

Joshua L. Hartman

P. O. Box 846

Birmingham, AL 35201-0846

### PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned SERVISFIRST BANK, the Mortgagee named in that certain Mortgage and Security Agreement executed by BLACKRIDGE PARTNERS II, LLC, an Alabama limited liability company, in the original amount of \$7,000,000, dated April 4, 2019 and recorded in Instrument No. 2019050100014581 in the Probate Office of Shelby County, Alabama, Modification Agreement recorded in Inst. No. 20220906000346470, and Inst. No. 20221205000440960, and all amendments thereto, and 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 1716 & 1758 according to the Survey of Blackridge South, Phase 7, as recorded in Map Book 56, Page 96 A & B, 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 21<sup>st</sup> day of JUNE, 2023.

SERVISFIRST BANK,

By: *[Signature]*

Its: AVP

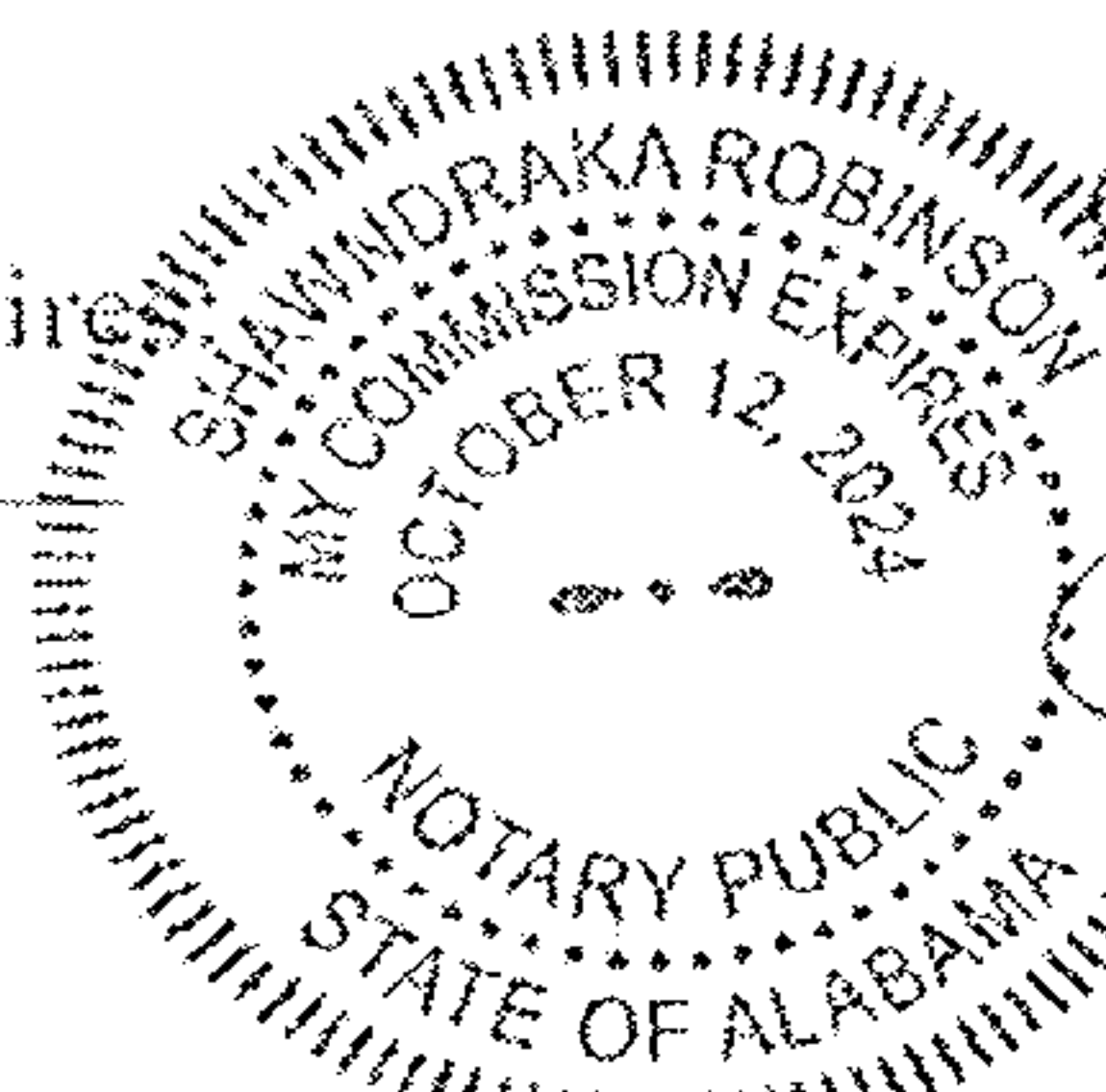
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that Austin Clifton, whose name as AVP of SERVISFIRST BANK, 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 national association, on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of JUNE, 2023.

My Commission Expires

10/12/2024



*Shawndra Robinson*  
Notary Public