

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

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that SouthPoint Bank, a banking corporation, being the owner of that certain mortgage executed by Sawyer Trail, LLC, an Alabama limited liability company, SB Dev. Corp., an Alabama corporation, Brock Point Partners, LLC, an Alabama limited liability company, and Blackridge Partners, LLC, an Alabama limited liability company to SouthPoint Bank, in the amount of \$3,500,000.00, dated August 3, 2017 and recorded in Inst. No. 20180209000043030; modified in Inst. No. 20180719000257540 in the Probate Office of Shelby County, Alabama, modified in Inst. No. 20190304000067380 in the Probate Office of Shelby County, Alabama, modified in Inst. No. 20190718000256520 in said probate office and modified in Inst. No. 20191226000476620; modified in Inst. No. 20210805000379060, modified in Inst. No. 20220815000318840, Inst. No. 202211150004r22810 and Inst. No. 20230217000043740 in said probate office, and all Amendments thereto, does hereby release and discharge from the lien of said mortgage, the following real property, situated in Shelby County, Alabama, to wit:

Lots 1728 & 1754, according to the Survey of Blackridge 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, effect 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 this instrument to be executed in its name by its duly authorized officer on this 24th day of July, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2023 10:37:08 AM
\$32.00 PAYGE
20230724000220530

Miss Byl

STATE OF ALABAMA
COUNTY OF JEFFERSON

SouthPoint Bank, a banking corporation

By: [Signature]
Its: VP

I, the undersigned, a notary public in and for said County in said State, hereby certify that John S. Byl, whose name as VP of SouthPoint Bank, a 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, 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 24th day of July, 2023.

My Commission Expires:
9-20-2025

[Signature]
Notary Public
Carolyn D Watson
Notary Public, Alabama State at Large