

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, Blackridge Partners, LLC, an Alabama limited liability company and Blackridge Partners II, 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, modified in Inst. No. 20190304000067380, modified in Inst. No. 20190718000256520, modified in Inst. No. 20191226000476620, Inst. No. 20210805000379060, Inst. #20220815000318840, Inst No. 20221115000422810 and Inst No. 20230217000043740 in the Probate Office of Shelby County, Alabama, 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:

Lot 1713, according to the Survey of Blackridge South Phase 7, as recorded in Map Book 56, Page 96A, 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 1<sup>st</sup> day of August, 2023.

SouthPoint Bank, a banking corporation  
By: [Signature]  
Its: V.P.

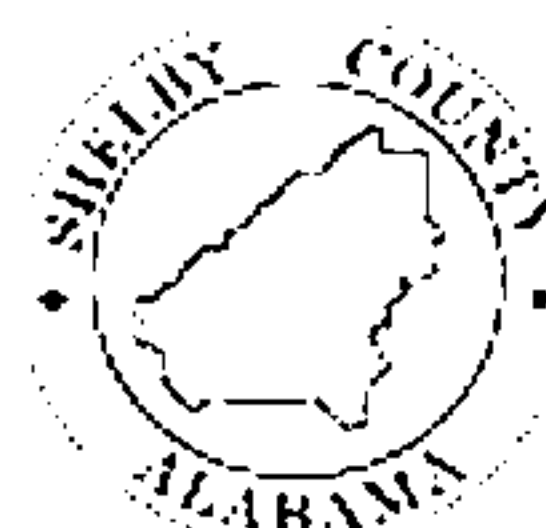
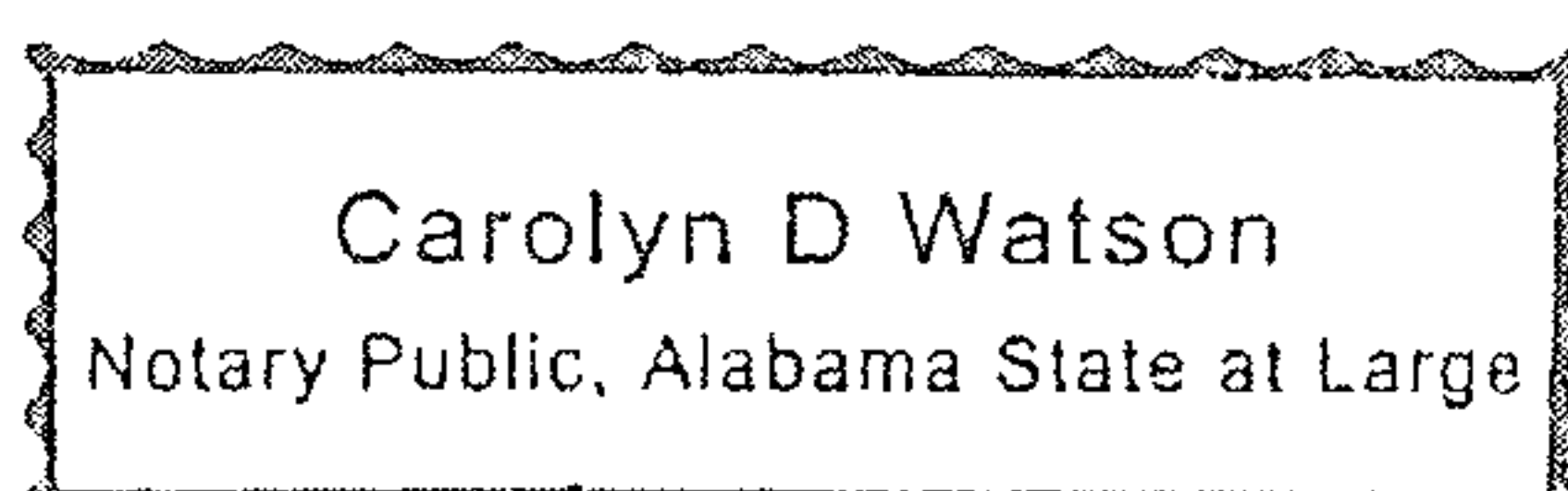
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County in said State, hereby certify that John C. Suley, whose name as V.P. 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 1<sup>st</sup> day of August, 2023.

My Commission Expires:  
9-20-2025

Carolyn D Watson  
Notary Public 9-20-2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2023 08:55:14 AM  
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Allen S. Bayl