20230831000264670 08/31/2023 03:41:18 PM REL 1/3

INSTRUMENT PREPARED BY:

Ashley B. Menser, Esq. Alston & Bird LLP 555 Fayetteville Street, Suite 600 Raleigh, North Carolina 27601

AFTER RECORDING, RETURN TO:

Ashley B. Menser. Esq. Alston & Bird LLP 555 Fayetteville Street, Suite 600 Raleigh, North Carolina 27601

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS That, **DEUTSCHE BANK TRUST COMPANY AMERICAS**, AS TRUSTEE FOR THE REGISTERED HOLDERS OF RBS COMMERCIAL FUNDING INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C19 ("Lender"), for and in consideration of the sum of One Dollar, to it paid by REGENCY CAPITAL II, INC., an Alabama corporation ("Borrower"), does hereby grant, sell, quitclaim, convey and release unto said Borrower and its successors and assigns forever, the property described on Exhibit A attached hereto and incorporated herein and located in the County of Shelby, Alabama.

This Release of Mortgage being made to release that certain Mortgage and Security Agreement made by Borrower to C-III Commercial Mortgage LLC. a Delaware limited liability company, dated December 23, 2013 and recorded December 26, 2013, as Instrument No. 20131226000491630, in the Probate Office of Shelby County, Alabama, as assigned by assignment instrument recorded as Instrument No. 20131226000491670, as assigned by assignment instrument recorded as Instrument No. 20140516000149280, and further assigned by assignment instrument recorded as Instrument No. 20140516000149310, all to secure the payment of a debt, evidenced by a note therein named, said mortgage on the property above mentioned is hereby released and discharged in full on this 31st day of August, 2023.

GIVEN under my hand and seal on the date above mentioned.

LENDER:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE REGISTERED **HOLDERS** OF **RBS** COMMERCIAL **FUNDING** INC., COMMERCIAL **MORTGAGE** PASS-THROUGH CERTIFICATES, SERIES 2014-**C19**

By: Wells Fargo Bank, National Association, solely in its capacity as Master Servicer

By: Name: Title:

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA

SS.:

COUNTY OF MECKLENBURG

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of Maguet ______, 2023.

Seal:

NOTARY PUBLIC

My Commission Expires: 12-11-2023

Hair Harina Talla

BLAIR HARRISON BARBOUR
Notery Public. North Carolina
Mecklenburg County
My Commission Expires
December 11, 2023

EXHIBIT A

Legal Description

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in Shelby County, Alabama and being more particularly described as follows:

Lot 13D, according to Cahaba Park South Resurvey No. 2 as recorded in Map Book 13, Page 57 in the Probate Office of Shelby County, Alabama, together with a non-exclusive easement for storm drainage as reserved by the grantor for the benefit of the above described property in the Deed recorded at Deed Real Book 92, Page 839 in the Probate Office of Shelby County, Alabama, the location of said easement being the easement across the northeast portion of Lot 14B a reflected in the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, Page 15 in the Probate Office of Shelby County, Alabama, and together with a non-exclusive rights and easements granted to the grantor for the benefit of the above described property with respect to storm water drainage in the Agreement recorded in Book 92, Page 687 in the Probate Office of Shelby County, Alabama.

Together with rights granted in that certain Agreement recorded in Real 92, page 687 and that certain Grading Easement recorded in Real 257, page 649, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2023 03:41:18 PM
\$31.00 PAYGE
20230831000264670

alli 5. Beyl