

RETURN TO:
Heights Title, LLC
3138 Cahaba Heights Rd, Suite 100B
Birmingham, AL 35243

PARTIAL RELEASE OF MORTGAGE

THE STATE OF ALABAMA §

COUNTY OF SHELBY §

The undersigned, **TEXAS CAPITAL BANK, a Texas state bank**, having its principal place of business at 2350 Lakeside Blvd., Suite 800, Richardson, Texas 75082, the Mortgagee named in that certain Mortgage executed by **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company, dated February 22, 2023 and recorded on February 23, 2023 in Instrument No. **20230223000048430**, of the Probate Records of **Shelby County**, Alabama, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, has and by these presents does hereby **RELEASE AND CANCEL** from the lien of the said mortgage, the following described real property situated in **Shelby County**, Alabama, to wit:


Lot 1706, 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.

This partial release shall not otherwise affect the lien of the aforementioned mortgage.

IN WITNESS WHEREOF, Texas Capital Bank, has caused its corporate seal to be hereto affixed and this instrument to be executed by its duly authorized officers with full authority so to do.

Dated: September 6, 2023

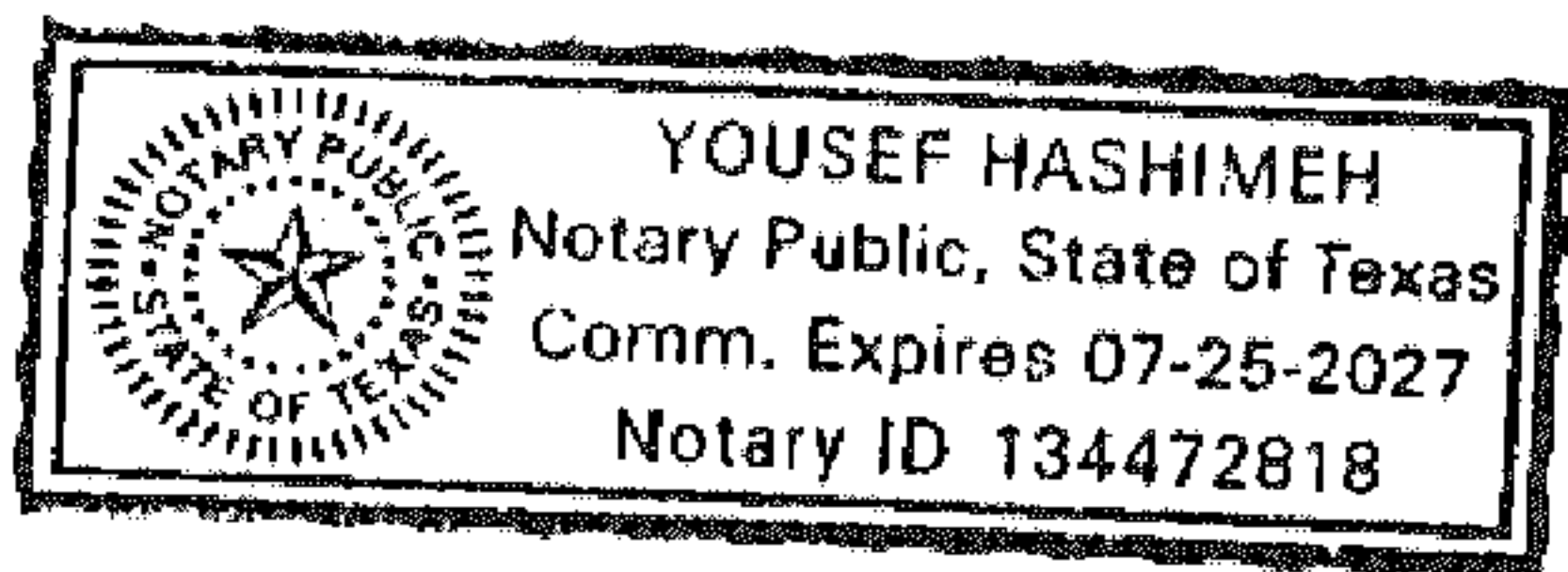
Texas Capital Bank, a Texas state bank

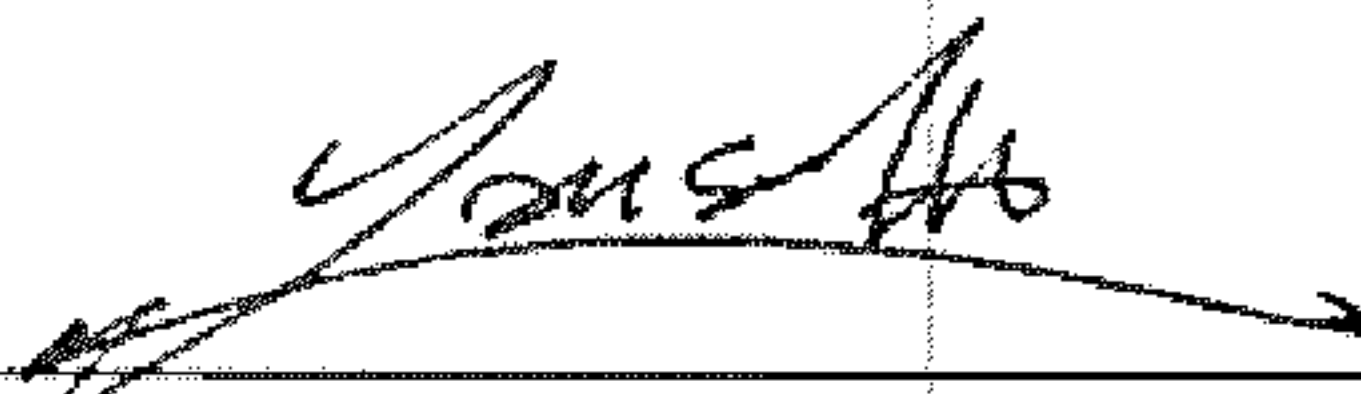

Name: Terri Corona
Title: Assistant Vice President

Attest: 
Name: Sheila Phillips
As its: Assistant Vice President

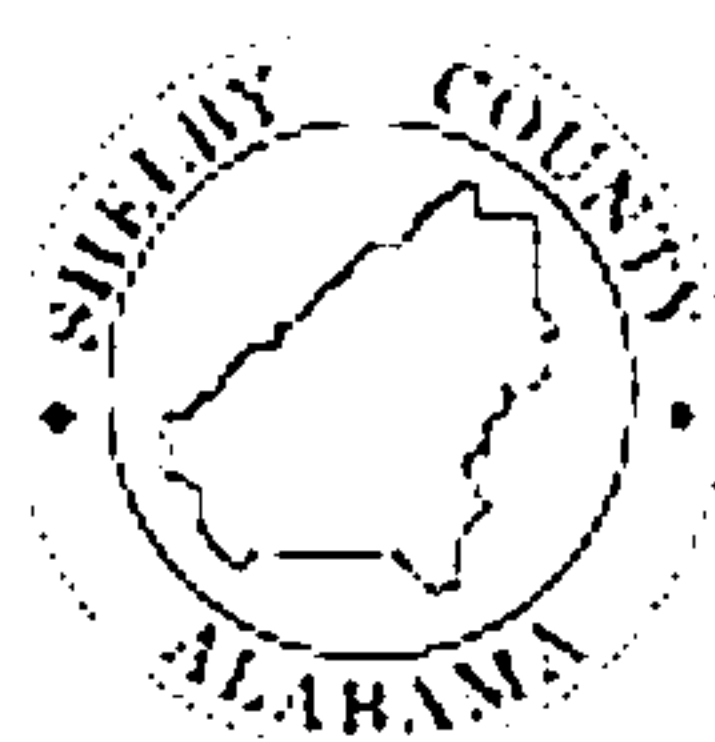
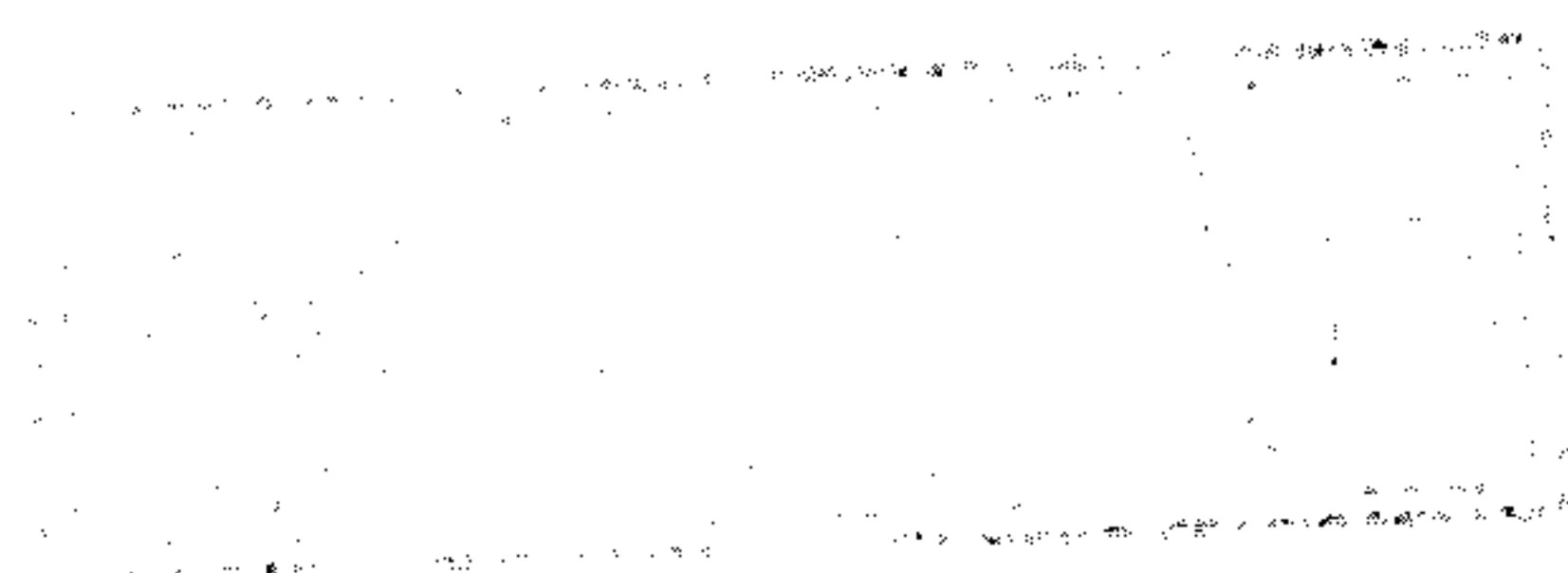
THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this September 6, 2023, Terri Corona the Assistant Vice President of Texas Capital Bank, a Texas state bank, an officer of said entity, is personally known to me or has produced N/A, as identification.




Notary Public in and for
The State of T E X A S
My Commission Expires: 7-25-2027

This Instrument was prepared by:
Texas Capital Bank
2350 Lakeside Blvd., Suite 800
Richardson, Texas 75082



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2023 01:25:44 PM
\$25.00 BRITTANI
20230908000272330

Alli S. Boyd