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This instrument was prepared by Tracy A Corcoran, 2100 SouthBridge Parkway, Ste. 385, Birmingham, AL 35209

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## RELEASE OF MORTGAGE

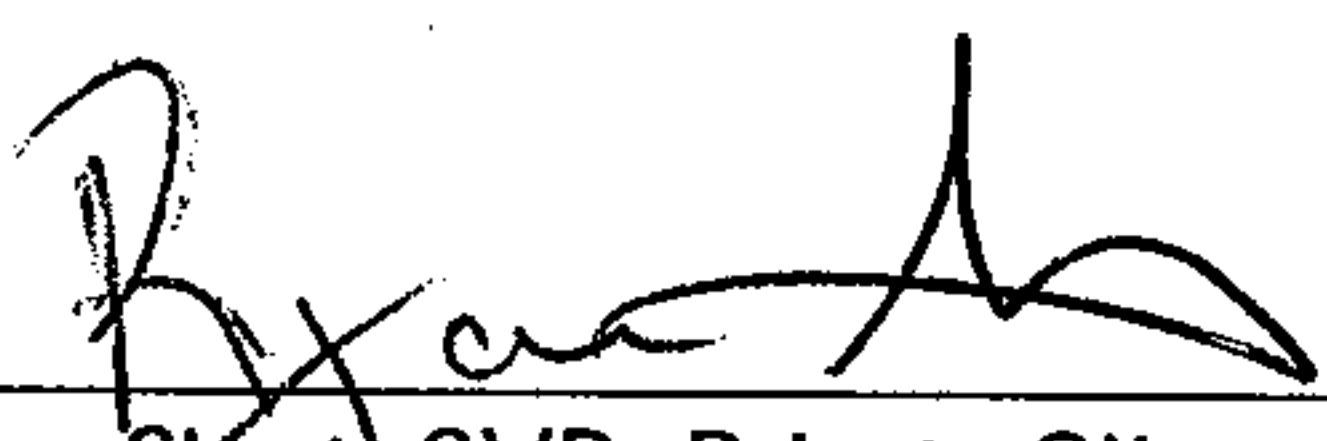
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CommerceOne Bank , which is organized and existing under the laws of Alabama and holder of that certain Mortgage made and executed by John C. Averill and Melanie H. Averill as Mortgagor, and CommerceOne Bank , as Mortgagee on August 5, 2022, to secure the debt or other obligation in the amount of \$250,000.00, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on August 15, 2022, in the Probate Office for Shelby County, Alabama and is indexed as 20220815000319890. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at 1213 Legacy Drive , Birmingham, Alabama 35242 and legally described as:

Lot 203-A, according to the Resurvey of Lots 201, 202 and 203, Greystone Legacy, 2nd Sector, as recorded in Map Book 28, Page 20, in the Probate Office of Shelby County, Alabama.

### LENDER:

CommerceOne Bank

By  Date 11/7/23 (Seal)  
Ryan Short, SVP, Private Client

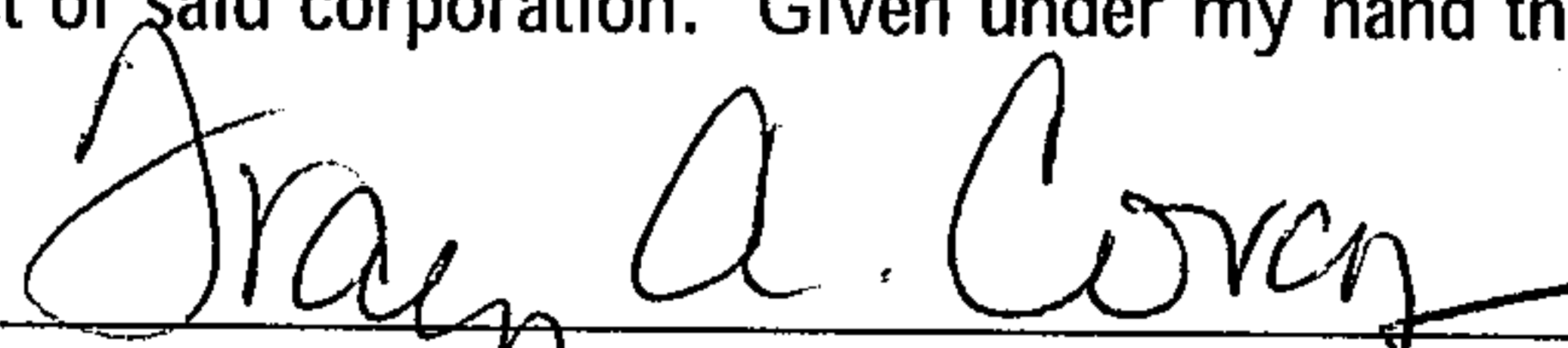


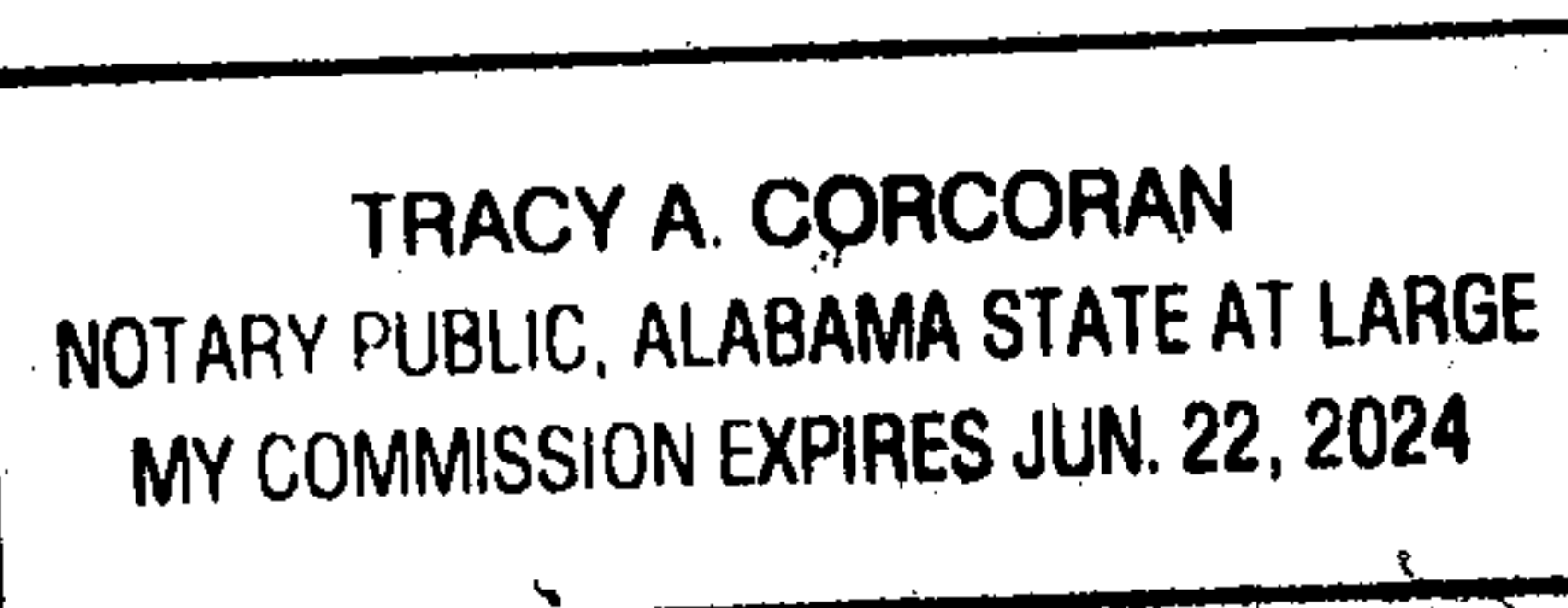
**ACKNOWLEDGMENT.****(Lender Acknowledgment)**

STATE OF ALABAMA, COUNTY OF JEFFERSON ss.

I, Tracy A Corcoran, a notary public, in and for said County in said State, hereby certify that Ryan Short, whose name(s) as SVP, Private Client of CommerceOne Bank, a corporation, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 7th day of November 2023.

My commission expires:  
June 22, 2024

  
(Notary Public)  
Tracy A Corcoran



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/07/2023 11:23:32 AM**  
**\$25.00 JOANN**  
**20231107000327530**

