

23-4829

This document was prepared by Laura L. Barnes, Barnes & Barnes Law Firm, P.C. 205-699-5000

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PARTREL 1/1

PARTIAL RELEASE OF LAND FROM MORTGAGE

*amended in INST N
20230517000147320

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned **REGIONS BANK** hereinafter referred to as mortgagee, is the owner and holder of record of that certain mortgage executed by **NEWCASTLE CONSTRUCTION, INC.**, hereinafter referred to as mortgagors to mortgagee and recorded in INST No 20211210000595820 dated 11/29/21 ~~*~~, in the Probate Office of **Shelby County, Alabama**, in which Mortgage the following described real property and other real property is described and conveyed; and

WHEREAS, for the consideration herein set out, the said mortgagee has agreed to release from the lien of said Mortgage the hereinafter described real property.

NOW THEREFORE, in consideration of the premises and the sum of (\$ _____) DOLLARS and other good and valuable consideration paid to the said mortgagee upon the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the said mortgagee does hereby release, remise, convey and quitclaim unto the said mortgagors their heirs and assigns from the lien, operation and effect of said Mortgage the following described real property, to-wit:

Lot 314, according to the Survey of Camellia Ridge Subdivision, Phase 3, Sector 3, as recorded in Map Book 57, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD said tract or parcel of real property unto the said mortgagors their heirs and assigns forever.

IN WITNESS WHEREOF, the said mortgagee by its Patrick Smitherman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 14 day of December, 2023.

REGIONS BANK

Patrick Smitherman
BY Patrick Smitherman
ITS: AVP

STATE OF ALABAMA
Jafferson COUNTY

Patrick Smitherman I, the undersigned, a Notary Public in and for said County in said State, hereby certify that AVP whose name as _____ of **REGIONS BANK** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 14 day of December 2023

Bramley-Clark
Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2023 10:12:09 AM
\$23.00 PAYGE
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Allen S. Bayl

