



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2024 01:40:36 PM
\$24.00 BRITTANI
20240109000007510

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PARTREL 1/1

Allen S. Bezel

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that for value received, the undersigned SERVISFIRST BANK, the Mortgagee named in that certain Mortgage and Security Agreement executed by BLACKRIDGE PARTNERS II, LLC, an Alabama limited liability company, in the original amount of \$7,000,000, dated April 4, 2019 and recorded in Instrument No. 2019050100014581 in the Probate Office of Shelby County, Alabama, Modification Agreement recorded in Inst. No. 20220906000346470, and Inst. No. 20230828000257190, and all amendments thereto, and the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to wit:

Lot 1839, according to the Survey of Blackridge South, Phase 8, as recorded in Map Book 58, Page 10, 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, affect 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 these presents to be executed this 8 day of January, 2024.

SERVISFIRST BANK,

By: *[Signature]*
Its: VP

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that Austin Cifton, whose name as VP of SERVISFIRST BANK, 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/she, as such officer and with full authority, executed the same for and as the act of said national association, on the day the same bears date.

Given under my hand and official seal this the 08 day of January, 2024.

My Commission Expires:
12/7/27

Alyssa Bloomston
Notary Public

