

PARTIAL RELEASE OF LAND FROM MORTGAGE

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 Mortgage Book 2019, Page 19855; Modifications recorded in Mortgage Book 2021, Page 84091; Amendment recorded in INST. NO. 20211216000595820; **AMENDMENT RECORDED IN INST. NO. 20230517000147320, 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 _____/100 (\$ _____) 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 313, 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.

PROPERTY ADDRESS: 1170 CAMELLIA RIDGE DR. PELHAM, AL 35124

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 _____, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4 day of January, 2024

REGIONS BANK

Patrick Smithman

BY Patrick Smithman

ITS: AVP

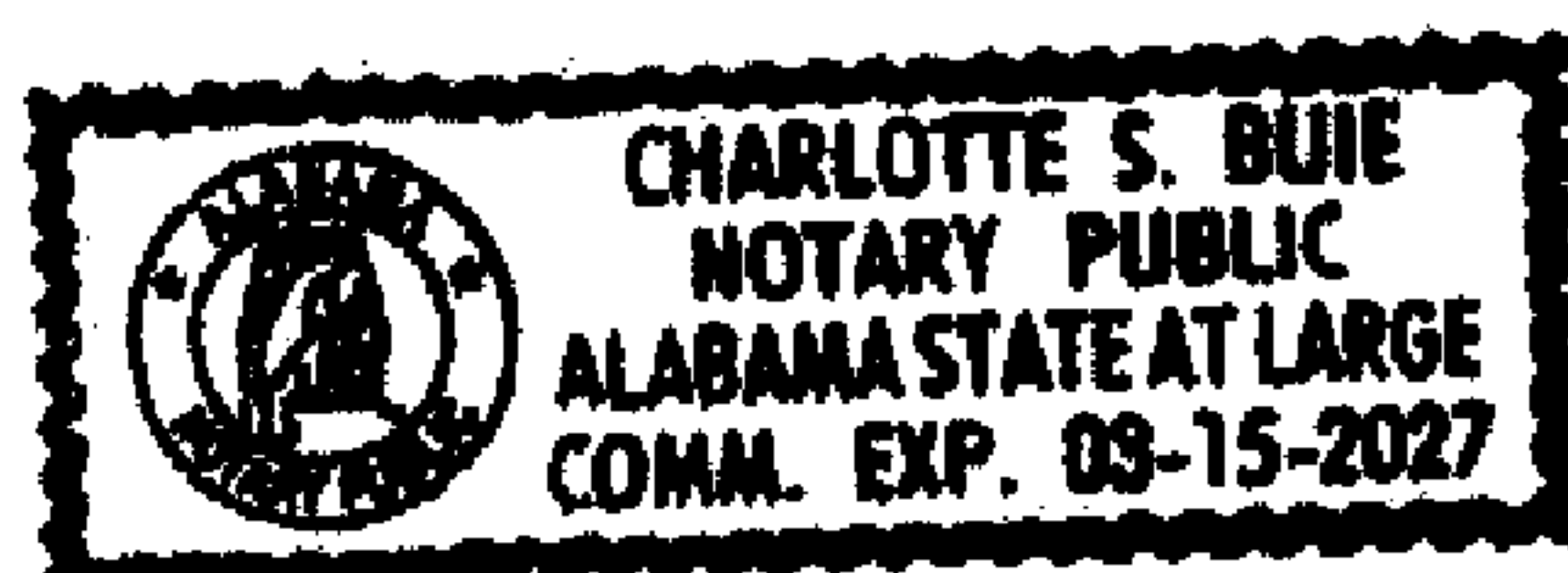
STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrick Smithman whose name as AVP 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 4 day of January, 2024

Charlotte S. Buie

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/01/2024 02:54:14 PM
\$25.00 JOANN
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Allen S. Buie