



20250103000002340 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/03/2025 09:32:59 AM FILED/CERT

This Instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, **BRYANT BANK, an Alabama banking corporation**, does hereby release the hereinafter particularly described property from the lien of that certain Mortgage executed by CHELSEA PARK HOLDING, LLC, an Alabama limited liability company, dated on May 26, 2021 in the amount of \$2,313,677.00 filed for record on May 27, 2021, in Instrument 20210527000261750; and Amendment to Mortgage and Security Agreement recorded in Instrument 20211229000611310, for an amended mortgage amount in the amount of \$3,362,325.00, in the Probate Office of Shelby County, Alabama; together with an Affidavit of Correction and Reaffirmation of Mortgage filed December 8, 2023, in Instrument No. 20231208000354900; and Second Amendment to Mortgage and Security Agreement dated March 27, 2024 and filed for record on March 28, 2024 in Instrument No. 20240328000085410, in the Probate Office of Shelby County, Alabama. The undersigned, **BRYANT BANK**, does hereby release the hereinafter particularly described property from the lien of that certain Mortgage and Subordination Agreement, and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, all of its right, title and interest of the undersigned in and to the following described property located in SHELBY COUNTY, STATE OF ALABAMA, to wit:

Lot 20-07, according to the Plat of Chelsea Park, 19th Sector and 20th Sector, Phase One, as recorded in Map Book 55, Page 96, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 7th Sector, filed for record as Instrument 20061229000634370 and Supplementary Declaration of Covenants Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument 20151230000442850, and First Amendment to Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, a Residential Subdivision, 7th Sector (Addition of 19th and 20th Sectors, Phase One) as recorded in Instrument No. 20221003000376740, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Lot 20-07 Chelsea Park 19th and 20th Sectors, Phase One



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But it is expressly understood and agreed that this release shall in no wise, and to no extent whatsoever, 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, **Randall W. Jordan**, whose name as Market President of **BRYANT BANK**, an Alabama banking corporation, has caused this instrument to be executed on this 30th day of December, 2024.

BRYANT BANK


By: Randall W. Jordan
Its: Market President

State of Alabama)
County of Jefferson)

I, the undersigned authority, in and for said County in said State, hereby certify that **Randall W. Jordan**, whose name as Market President of **BRYANT BANK**, an Alabama state banking corporation, 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 the instrument, 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 official seal of office this 30th day of December, 2024.


NOTARY PUBLIC

My Commission Expires: March 14, 2027



Lot 20-07 Chelsea Park 19th and 20th Sectors, Phase One