

STATE OF ALABAMA)
COUNTY OF SHELBY)


PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, **WILLIAM E. NICHOLS**, does hereby release the hereinafter particularly described property from the lien of that certain mortgage in the amount of \$522,500.00 dated August 20, 2020 executed by **CHELSEA RIDGE ESTATES, LLC**, and recorded on August 31, 2020 in Instrument No. **20200831000381100**; together with that certain Assignment of Leases, Rents and Profits recorded in Instrument No. **20200831000381110**, in the Probate Office of Shelby County, Alabama; 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 9, Amended Plat of Chelsea Ridge Estates 2nd Sector Phase 1, according to and as shown by that certain map of plat of record in Map Book 58, Page 48, in the Office of the Judge of Probate 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.

5th IN WITNESS WHEREOF, William E. Nichols, has caused this instrument to be executed on this day of February, 2025.


William E. Nichols

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, in and for said County in said State, hereby certify that William E. Nichols, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 5th day of February, 2025.

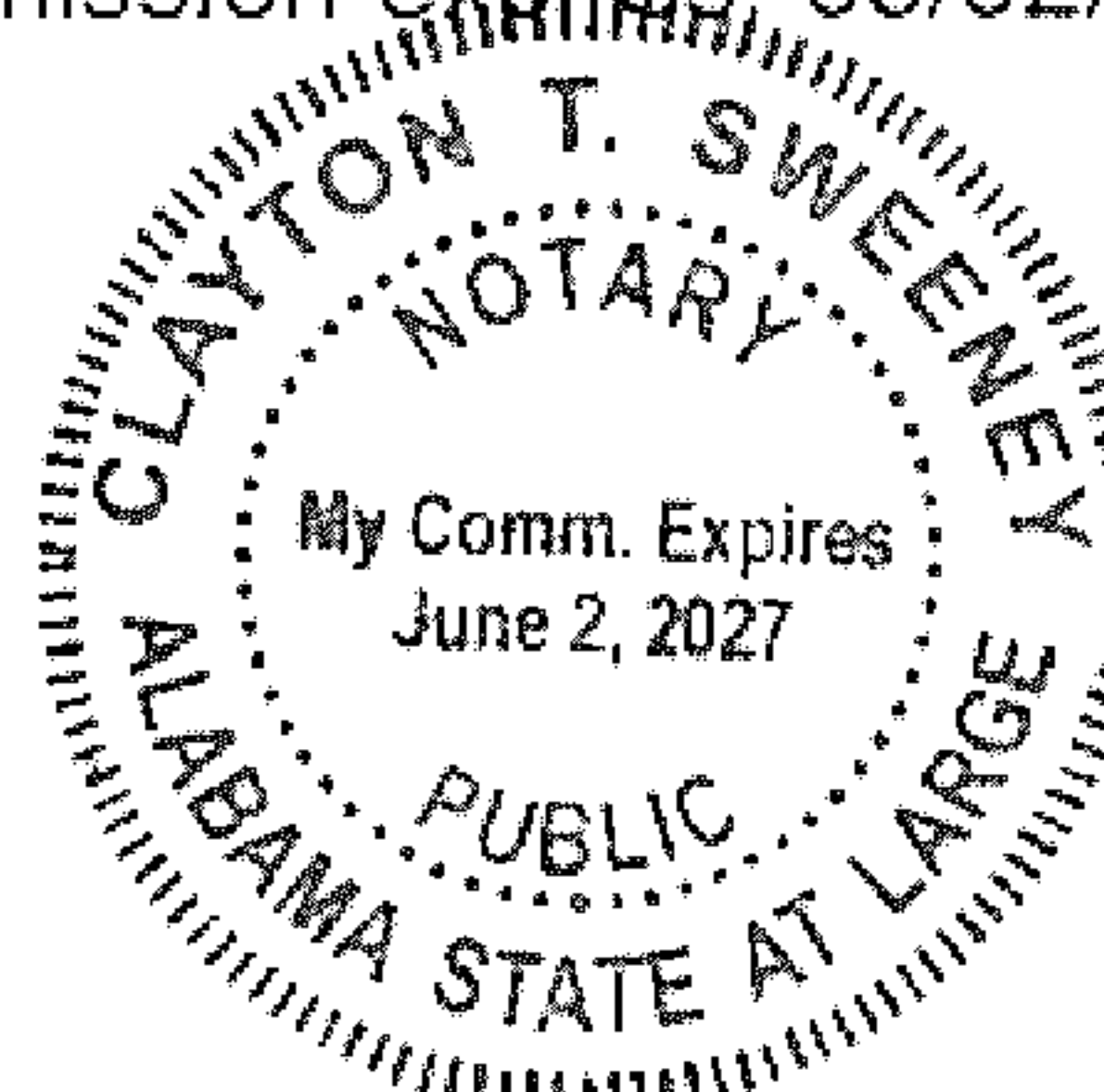

NOTARY PUBLIC
My Commission expires: 06/02/2027

This instrument prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223

A/My Documents/PARTIALREL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2025 01:13:58 PM
\$22.00 JOANN
20250206000037220



Allen S. Byrd