

Property Address: 144 King James Court, Alabaster, AL 35007,

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, in the consideration of **261,741.43** in hand paid by Earnest Riggins and Karen B. Riggins to **River Bank & Trust**, the undersigned hereby releases the hereinafter particularly described property from the lien of that certain mortgage executed by Earnest Riggins and Karen B. Riggins in favor of **River Bank & Trust** which said mortgage dated **August 30, 2024** and recorded September 10, 2024 in Instrument 20240910000281450 in the Office of the Judge of Probate of Shelby County, AL, said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby release and remise all our right, title and interest in and to the following described property situated in Shelby County, AL, to-wit:
Lot 17, according to the Survey of Spring Gate, Sector One, Phase Two as recorded in Map Book 18, Page 148 in the Probate Office of Shelby County, Alabama.

BUT IT IS EXPRESSLY UNDERSTOOD AND AGREED that this release shall in no way, and to no extent whatsoever, affect the lien of said Mortgage as to the remainder of the property described in and secured by said documents.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be executed this the 3rd day of March, 2025.

River Bank & Trust

Randy P. Dawkins

BY: Randy P. Dawkins

Its: Tallapoosa County President

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Dawkins, whose name as Tallapoosa County President of **River Bank & Trust**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **River Bank & Trust**, on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2025.

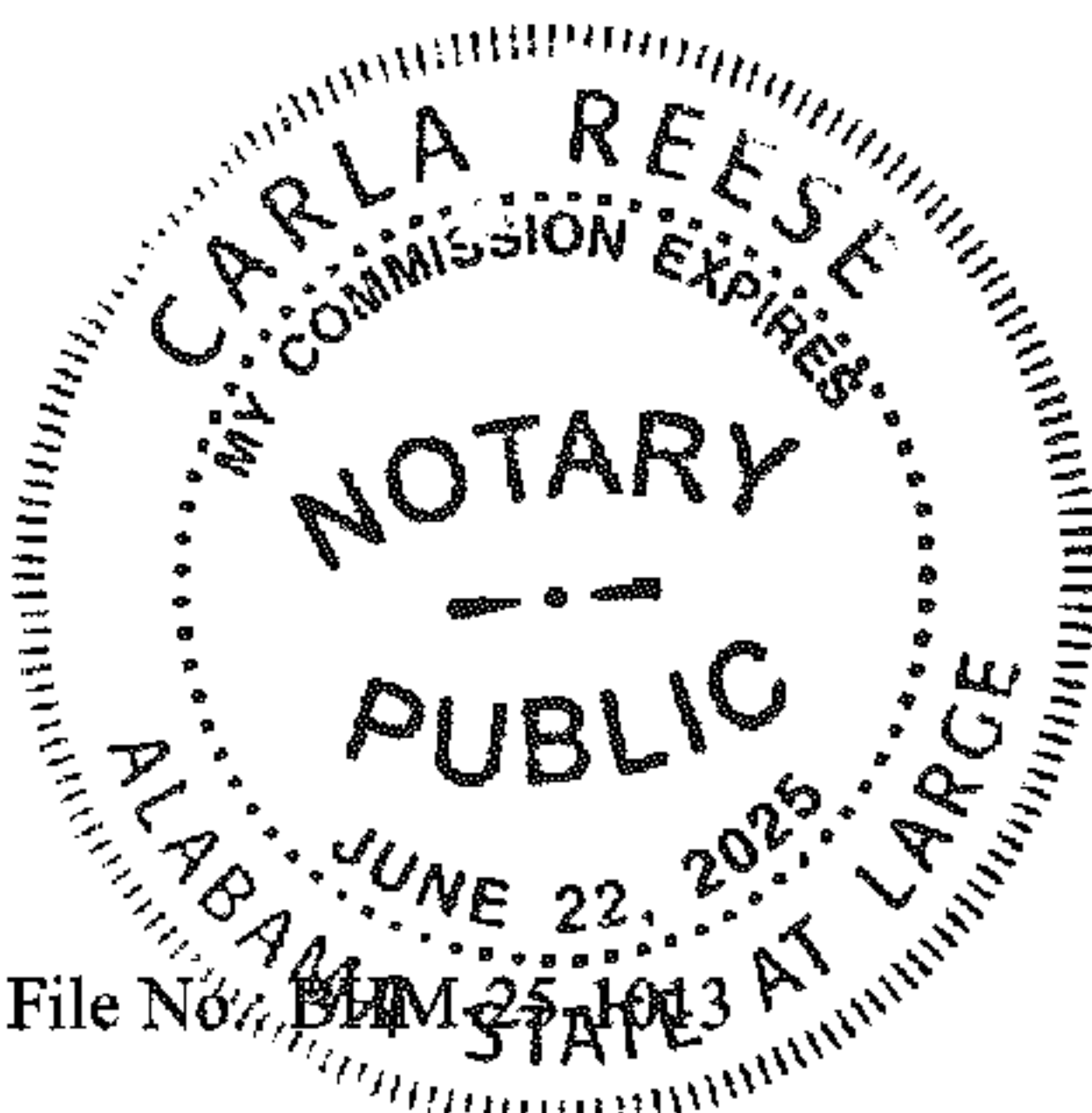
Carla Reese

Notary Public

CARLA REESE

Printed Name

My Commission Expires: JUN 22, 2025



Partial Release of Mortgage

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2025 03:38:40 PM
\$25.00 BRITTANI
20250304000064710

Partial Release of Mortgage

Allen S. Bayl