



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2025 10:21:53 AM
\$33.00 JOANN
20250730000231220

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07/30/2025 10:21:53 AM
PARTREL 1/1

Allen S. Bayl

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that SouthPoint Bank, a banking corporation, being the owner of that certain mortgage executed by Sawyer Trail, LLC, an Alabama limited liability company, SB Dev. Corp., an Alabama corporation, Brock Point Partners, LLC, an Alabama limited liability company, Blackridge Partners, LLC, an Alabama limited liability company and Blackridge Partners II, LLC, an Alabama limited liability company to SouthPoint Bank, in the amount of \$3,500,000.00, dated August 3, 2017 and recorded in Inst. No. 20180209000043030; modified in Inst. No. 20180719000257540 in the Probate Office of Shelby County, Alabama, modified in Inst. No. 20190304000067380 in the Probate Office of Shelby County, Alabama, modified in Inst. No. 20190718000256520 in said probate office and modified in Inst. No. 20191226000476620; modified in Inst. No. 20210805000379060, modified in Inst. No. 20220815000318840, modified in Inst. #20221115000422810, and Inst. 20241227000393750 in said probate office, and all Amendments thereto, does hereby release and discharge from the lien of said mortgage, the following real property, situated in Shelby County, Alabama, to wit:

Lot 2035, according to the Survey of Blackridge South Phase 10, as recorded in Map Book 60, Page 62A 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, effect 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 this instrument to be executed in its name by its duly authorized officer on this 30th day of July, 2025.

SouthPoint Bank, a banking corporation

By: *John C. Sealey*

Its: *V.P.*

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County in said State, hereby certify that John C. Sealey, whose name as V.P. of SouthPoint Bank, a 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 this instrument, he, as such officer and with full authority, executed the same for and as the act of said banking corporation, voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2025.
My Commission Expires: 9/28/2027
Kinley Vines
Notary Public

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

