



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/15/2026 03:26:39 PM
 \$22.00 KELSEY
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Alicia S. Bevil

STATE OF ALABAMA

COUNTY OF SHELBY

**RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, AND
 SECURITY AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that SOUTHPOINT BANK, is the owner of that mortgage executed by Hung V. Troung and his spouse Thi Tran in the principal amount of \$150,000.00 and filed for recording in the Office of the Judge of Probate of Shelby County, Alabama on October 25, 2024 in Instrument# 20241025000334190

WHEREAS, the undersigned desires to release the hereinafter described real estate;

251 1st St South & 1 US Hwy 31

And

WHEREAS, the undersigned desires that all of the lands described hereinafter be released;

NOW THEREFORE, the premises considered SOUTHPOINT BANK, does hereby release, remise, quit claim and convey unto Hung V. Troung and his spouse Thi Tran their assigns and successor forever, all and every interest they may have in and to all the lands described within.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this 15th day of January 2026

SOUTHPOINT BANK

By: *Frank Battle*
 Frank Battle, EVP

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State do hereby Frank Battle whose name as Executive Vice President of SOUTHPOINT BANK, is signed to the foregoing release, who is known to me, acknowledge before me on this day, that being informed of the contents of said release, they executed the same with full power and authority on the day the same bears date.

Given under my hand and official seal this 15th day of January 2026

Kinley Vines
 NOTARY PUBLIC
 COMMISSION EXPIRES: 9/28/2027

THIS INSTRUMENT WAS PREPARED BY:
 Alicia Lucas
 SOUTHPOINT BANK
 3501 GRANDVIEW PARKWAY
 BIRMINGHAM, AL 35243
 Loan number: 1000025302

