

STATE OF ALABAMA )  
SHELBY COUNTY )

2290

**PARTIAL RELEASE OF LAND FROM MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS:**

That whereas the undersigned, CHAMPION REALTY CORPORATION, a Delaware corporation ("CHAMPION"), is the owner and holder of record of that certain mortgage executed by DUSTY BIRD to CHAMPION, dated the 23rd day of July, 1986, and recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Book 84, Page 943, and assigned by that certain assumption agreement by and between CHAMPION and D. LEON ASHFORD, dated the 24th day of February, 1987, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 136, Page 557, in which mortgage and assumption the following described land and other land is described and conveyed; and

WHEREAS, for the consideration herein set out, CHAMPION has agreed to release from the lien of said mortgage the hereinafter described land.

NOW THEREFORE, in consideration of the premises and the sum of SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$6,375.00) paid to CHAMPION, on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, CHAMPION does hereby release, remise, convey and quitclaim unto the said D. LEON ASHFORD and his successors and assigns from the lien, operation and effect of said mortgage that part of the land described in said mortgage which is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

As to all other land described and conveyed in said mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said D. LEON ASHFORD, and his successors and assigns forever.

This release is given for the purpose of enabling D. LEON ASHFORD to make a valid conveyance of said land free and clear of lien of said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of November, 1991.

CHAMPION REALTY CORPORATION,  
a Delaware corporation

By:   
E. H. Daniels, III

Its: Vice President

*Haskell, Slaughter*

BOOK 376 PAGE 837

STATE OF TEXAS )  
 )  
HARRIS COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that E. H. DANIELS, III, whose name as VICE PRESIDENT of CHAMPION REALTY CORPORATION, a Delaware 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 said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal, this 26th day of November, 1991.

[ NOTARIAL SEAL ]

*Deborah S. Stivers*

Notary Public

My Commission Expires: 11/21/95

**This Instrument Prepared By:**

Thomas A. Ansley  
Haskell Slaughter Young & Johnston  
Professional Association  
800 AmSouth-Sonat Tower  
Birmingham, Alabama 35203  
(205) 251-1000



BOOK 376 PAGE 838

EXHIBIT A

A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00°00'07" West along the west line of said quarter-quarter for a distance of 662.17 feet; thence, leaving said west line, proceed North 89°59'53" East for a distance of 367.90 feet to the POINT OF BEGINNING; thence North 00°00'07" West for a distance of 511.23 feet; thence North 89°59'53" East for a distance of 511.23 feet; thence South 00°00'07" East for a distance of 511.23 feet; thence South 89°59'53" West for a distance of 511.23 feet to the POINT OF BEGINNING.

Containing 261,360 square feet (6.000 acres), more or less.

Together with <sup>non-exclusive</sup> right to use as a means of ingress and egress to and from the above-described property and for utilities over, on, upon, through and across the following described property:

ACCESS EASEMENT:

A 40-foot-wide strip of land for access to and from the above-described site, situated in the South Half of the Southwest Quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and extending to 20 feet on both sides of a centerline, said centerline being more particularly described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00 degrees 00 minutes 07 seconds West along the west line of said quarter-quarter for a distance of 662.17 feet; thence, leaving said west line, proceed North 89 degrees 59 minutes 53 seconds East for a distance of 549.74 feet to a point on the south boundary line of said tower site and the POINT OF BEGINNING; thence, leaving said south line, proceed south 26 degrees 46 minutes 17 seconds West along the centerline of said easement for a distance of 70.94 feet; thence South 32 degrees 52 minutes 11 seconds West for a distance of 162.76 feet; thence South 31 degrees 42 minutes 37 seconds West for a distance of 87.30 feet; thence South 10 degrees 37 minutes 03 seconds West for a distance of 69.91 feet; thence South 10 degrees 54 minutes 19 seconds East for a distance of 90.16 feet; thence South 15 degrees 37 minutes 03 seconds East for a distance of 99.34 feet; thence South 76 degrees 13 minutes 39 seconds East for a distance of 66.71 feet; thence North 70 degrees 58 minutes 32 seconds East for a distance of 74.30 feet; thence North 56 degrees 37 minutes 30 seconds East for a distance of 114.78 feet; thence North 30 degrees 40 minutes 56 seconds East for a distance of 54.38 feet; thence North 35 degrees 17 minutes 36 seconds East for a distance of 101.89 feet; thence North 46 degrees 33 minutes 52 seconds East for a distance of 181.55 feet; thence North 57 degrees 48 minutes 31 seconds East for a distance of 27.44 feet; thence North 40 degrees 55 minutes 21 seconds East for a distance of 51.57 feet; thence North 27 degrees 43 minutes 20 seconds East for a distance of 71.18 feet; thence North 54 degrees 15 minutes 38 seconds East for a distance of 74.08 feet; thence North 58 degrees 52 minutes 29 seconds East for a distance of 78.02 feet; thence North 72 degrees 24 minutes 33 seconds East for a distance of 66.95 feet; thence North 69 degrees 58 minutes 22 seconds East for a distance of 85.58 feet; thence North 41 degrees 04 minutes 26 seconds East for a distance of 21.54 feet; thence South 88 degrees 47 minutes 07 seconds East for a distance of 39.00 feet; thence North 37 degrees 20 minutes 40 seconds East for a distance of 72.27 feet; thence North 35 degrees 44 minutes 21 seconds East for a distance of 35.57 feet; thence North 29 degrees 39 minutes 25 seconds East for a distance of 69.11 feet; thence North 34 degrees 27 minutes 40 seconds East for a distance of 70.60 feet; thence North 88 degrees 32 minutes 37 seconds East for a distance of 38.54 feet; thence South 44 degrees 56 minutes 35 seconds East for a distance of 2.76 feet, more or less, to a point on the southwesterly right-of-way line of Old U.S. Highway No. 280 (right-of-way width: 120 feet), said point being the END of said centerline of access easement. According to the survey of M. Ray Stafford, Jr., P.L.S. Alabama Registration #15451, dated March 21, 1991.

1. Sec. Tax	
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 11.50
<b>Total</b>	<b>\$ 17.50</b>

I CERTIFY THIS INSTRUMENT WAS FILED  
91 DEC -9 PM 3:06

BOOK 376 PAGE 839