


Prepared by:
Peter J. Irwin, Esq.
Debevoise & Plimpton LLP
919 Third Avenue
New York, NY 10022


20130625000260180 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/25/2013 02:06:35 PM FILED/CERT

Return to:
Peter J. Irwin, Esq.
Debevoise & Plimpton LLP
919 Third Avenue
New York, NY 10022

Deed Cross Reference: Book 353, Page 424

The State of Alabama

County of Shelby

SATISFACTION AND RELEASE OF MORTGAGE

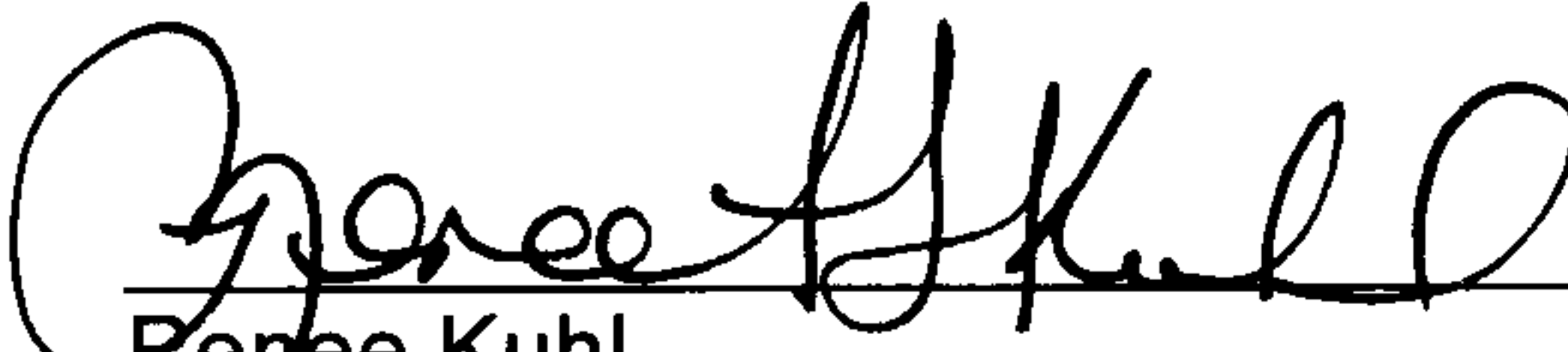
Know All Men by These Presents, That, the undersigned Wilmington Trust, National Association, successor by merger to Wilmington Trust FSB ("Wilmington Trust"), acknowledges full payment of the indebtedness secured by that certain real property mortgage executed by and from La Petite Academy, Inc. ("LPA"), to Wilmington Trust FSB, which said mortgage was executed on May 13, 2010 and recorded May 25, 2010 as Instrument No. 20100525000166390 in the office of the Judge of Probate Court of Shelby County, Alabama (the "Shelby Recorder"), as amended pursuant to that certain First Modification of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, by and between LPA and Wilmington Trust, dated as of April 2, 2013 and recorded on April 18, 2013 as Instrument No. 20130418000158910 in the Shelby Recorder, and the undersigned, as Holder of the Mortgage, does further, without recourse, representation or warranty, hereby release and satisfy said mortgage. The property that was encumbered by the above Mortgage is described in Exhibit A attached.

[Signature Appears on Following Page]

Return to:
Denny Alleyne
First National Financial Title Services, Inc.
3237 Satellite Blvd., Bldg. 300, Ste. 450
Duluth, GA 30096
FILE NO: H8045-K

In Witness Whereof, the undersigned, Renee Kuhl, has caused these presents to be executed this 8 day of May, 2013

Wilmington Trust, National Association
(successor by merger to Wilmington Trust FSB), as Collateral Trustee and Mortgagee

By: 
Renee Kuhl
Vice President



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STATE OF MINNESOTA §

COUNTY OF HENNEPIN §

This instrument was acknowledged before me on May 8 2013 by Renee Kuhl, as Vice President of Wilmington Trust, National Association (as successor by merger to Wilmington Trust FSB), as Collateral Trustee and Mortgagee, on behalf of such national association.


Notary Public in and for
The State of Minnesota

1/31/14
My Commission expires

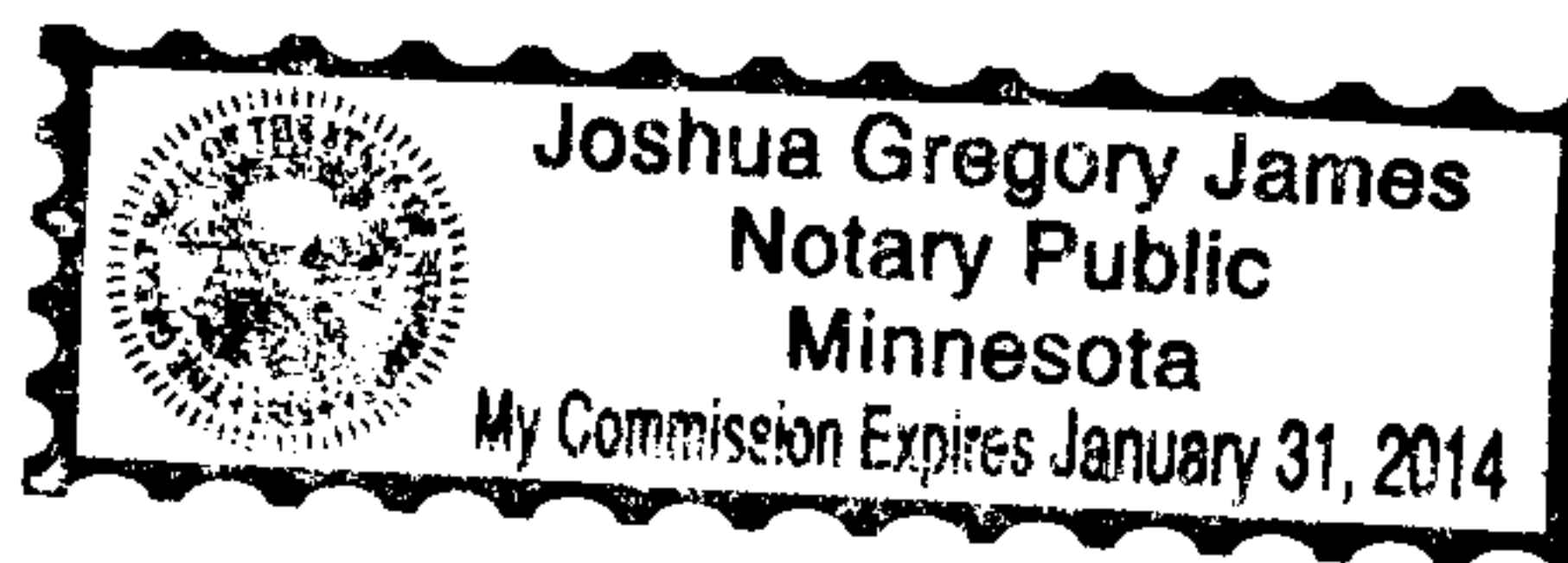


Exhibit A

Legal Description

A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 5, APPLECROSS - A SUBDIVISION OF INVERNESS, BEING RECORDED IN MAP BOOK 6, PAGE 428, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; RUN IN A SOUTHEASTERLY DIRECTION BY DEFLECTING 114 DEGREES 58 MINUTES 49 SECONDS RIGHT FROM THE EAST LINE OF LOT 13 IN SAID SUBDIVISION FOR A DISTANCE OF 814.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE TURN AN ANGLE OF 85 DEGREES 07 MINUTES 11 SECONDS RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION 194.98 FEET ALONG SAID RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE TURN AN ANGLE OF 1 DEGREE 33 MINUTES 30 SECONDS RIGHT AND CONTINUE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION FOR 79.27 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 03 MINUTES 30 SECONDS RIGHT AND TURN NORTHWESTERLY 193.58 FEET; THENCE TURN AN ANGLE OF 83 DEGREES 34 MINUTES RIGHT AND TURN NORTHERLY 142.55 FEET; THENCE TURN 87 DEGREES 04 MINUTES RIGHT AND RUN IN A NORTHEASTERLY DIRECTION 255.88 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


AS FURTHER DESCRIBED ON THAT CERTAIN ALTA/ACSM SURVEY MADE BY ORCHARD ADVISORY LLC SURVEYORS, JOB NO. 32497, DATED NOVEMBER 14, 2007.

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES MORE OR LESS SITUATED IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A A POINT AT THE NORTHEAST CORNER OF LOT 12, BLOCK 5, APPLECROSS - A SUBDIVISION OF INVERNESS, BEING RECORDED IN MAP BOOK 6, PAGE 426, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 46°52'11" EAST, FOR A DISTANCE OF 814.88 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY MARGIN OF VALLEYDALE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTHWEST RIGHT-OF-WAY MARGIN OF VALLEYDALE ROAD, SOUTH 38°15'00" WEST, FOR A DISTANCE OF 194.98 FEET TO A POINT; THENCE RUN SOUTH 39°48'30" WEST, FOR A DISTANCE OF 79.27 FEET TO A POINT; THENCE LEAVING SAID NORTHWEST RIGHT-OF-WAY MARGIN OF VALLEYDALE ROAD, RUN NORTH 52°08'00" WEST, FOR A DISTANCE OF 193.58 FEET TO A POINT; THENCE RUN NORTH 29°26'00" EAST, FOR A DISTANCE OF 142.55 FEET TO A POINT; THENCE RUN SOUTH 83°30'00" EAST, FOR A DISTANCE OF 255.88 FEET TO A POINT ON SAID NORTHWEST RIGHT-OF-WAY MARGIN OF VALLEYDALE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LAND CONTAINING 43544.99 SQ. FT. AND 1.00 ACRES.

THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER 07-725108270-DN, DATED JULY 16, 2007. THIS SITE WAS FIELD SURVEYED ON NOVEMBER 14, 2007.


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