

PARTIAL MORTGAGE RELEASE

STATE OF ALABAMA)
JEFFERSON COUNTY)

3374

WHEREAS, the title of Bill L. Harbert and Edwin M. Dixon, as joint trustees under a certain declaration of trust dated September 18, 1968 to the hereinafter described property, is subject to the lien of mortgage dated September 30, 1968, executed by Bill L. Harbert and Edwin M. Dixon, as said joint trustees, in favor of Bryan A. Chace, Forrest Arthur Chace and George W. Chace, as mortgagees, said mortgage being recorded in the Probate Office of Shelby County in Mortgage Book 309 at page 760; and

WHEREAS, Bryan A. Chace, Forrest Arthur Chace and George W. Chace desiring to establish a trust in order to provide for the efficient and convenient ownership, management, collection, control and servicing of said mortgage and certain promissory notes and debts secured in said mortgage entered into an Indenture of Trust dated March 5, 1969 (recorded in Mortgage Book 311, page 454 in the Probate Office of Shelby County, Alabama) whereby Bryan A. Chace, Forrest Arthur Chace and George W. Chace sold, assigned, set over, transferred and conveyed unto Bryan A. Chace, as trustee, said mortgage, debt and notes and conveyed unto Bryan A. Chace, as trustee, all of their rights, titles, claims and interests in and to the real property conveyed in and by said mortgage; and

WHEREAS, pursuant to the provisions of said mortgage, Bill L. Harbert and Edwin M. Dixon, as said joint trustees, have requested Bryan A. Chace, as trustee, to release from the lien of said mortgage that certain portion of the mortgaged property described therein which is hereinafter described in this instrument; and

WHEREAS, Bill L. Harbert and Edwin M. Dixon, as said joint trustees, are not in default in any payment or in respect to any of the covenants contained in said mortgage and are otherwise entitled to said release;

BOOK 268 PAGE 181

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Shelby Cnty Judge of Probate, AL
06/07/1971 12:00:00 AM FILED/CERT

NOW, THEREFORE, in consideration of the premises and Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00) in hand paid to them and other good and valuable consideration, the receipt of which is acknowledged, Bryan A. Chace, as trustee under Indenture of Trust dated March 5, 1969 (recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 311 at page 454), does hereby release and quitclaim from the lien of said mortgage all right, title and interest in and to the following described property located partly in the County of Jefferson and partly in the County of Shelby in the State of Alabama, to-wit:

Parts of the $S\frac{1}{2}$ of $NE\frac{1}{4}$, $E\frac{1}{2}$ of $NW\frac{1}{4}$, and $N\frac{1}{2}$ of $S\frac{1}{2}$, all in Section 24, Township 19 South, Range 3 West, situated partly in Jefferson County, and partly in Shelby County, Alabama, said parts being more particularly described as follows:

From the northeast corner of said $E\frac{1}{2}$ of $NW\frac{1}{4}$, looking west along the north line of said $E\frac{1}{2}$ of $NW\frac{1}{4}$, turn an angle to the left of $62^{\circ}-48'$ and run southwesterly for a distance of 658.60 feet, thence turn an angle to the right of $29^{\circ}-03'$ and run southwesterly for a distance of 165.97 feet to the point of beginning of the property herein described, thence turn an angle to the left of $7^{\circ}-48'$ and run southwesterly for a distance of 195.58 feet, thence turn an angle to the left of $9^{\circ}-09'$ and run southwesterly for a distance of 115.49 feet, thence turn an angle to the left of $7^{\circ}-36'$ and run southwesterly for a distance of 203.27 feet, thence turn an angle to the left of $7^{\circ}-55'$ and run southwesterly for a distance of 155.74 feet, thence turn an angle to the left of $17^{\circ}-18'$ and run southwesterly for a distance of 159.53 feet, thence turn an angle to the left of $12^{\circ}-11'$ and run southerly for a distance of 200.00 feet, thence turn an angle to the left of $11^{\circ}-27'$ and run southeasterly for a distance of 166.20 feet, thence turn an angle to the left of $4^{\circ}-46'$ and run southeasterly for a distance of 100.50 feet, thence turn an angle to the right of $14^{\circ}-25'$ and run southerly for a distance of 138.57 feet, thence turn an angle to the left of $0^{\circ}-43'$ and run southerly for a distance of 54.79 feet, thence turn an angle to the left of $45^{\circ}-08'$ and run southeasterly for a distance of 194.65 feet, thence turn an angle to the right of $30^{\circ}-09'$ and run southeasterly for a distance of 129.65 feet, thence turn an angle of $15^{\circ}-57.5'$ to the right and run southeasterly for a distance of 98.03 feet, thence turn an angle to the right of $18^{\circ}-07'$ and run southwesterly for a distance of 101.31 feet, thence turn an angle to the right of $30^{\circ}-12'$ and run southwesterly for a

distance of 144.50 feet, thence turn an angle to the right of 60-49' and run southwesterly for a distance of 164.12 feet, thence turn an angle to the right of 140-17' and run southwesterly for a distance of 318.99 feet, thence turn an angle to the right of 50-39' and run southwesterly for a distance of 236.06 feet, thence turn an angle to the right of 240-32' and run westerly for a distance of 84.97 feet, thence turn an angle to the left of 140-52.5' and run southwesterly for a distance of 136.27 feet, thence turn an angle to the right of 40-05' and run southwesterly for a distance of 156.22 feet, thence turn an angle to the left of 10-01' and run southwesterly for a distance of 89.00 feet, thence turn an angle to the left of 240-02' and run southwesterly for a distance of 179.59 feet, thence turn an angle to the left of 30-20' and run southwesterly for a distance of 243.58 feet, thence turn an angle to the left of 30-05.5' and run southwesterly for a distance of 226.57 feet, thence turn an angle to the right of 10-42' and run southwesterly for a distance of 116.44 feet, thence turn an angle to the left of 480-44' and run southerly for a distance of 81.96 feet, thence turn an angle to the left of 130-14' and run southeasterly for a distance of 119.74 feet, thence turn an angle to the left of 470-13.5' and run southeasterly for a distance of 100.34 feet, thence turn an angle to the left of 20-02' and run southeasterly for a distance of 140 feet, more or less, to a point on the north bank of the Cahaba River, thence in an easterly direction along the north bank of the Cahaba River for a distance of 4,300 feet, more or less, to an intersection of said north bank of the river with the west line of the right of way of U.S. Highway #31, said right of way being 300 feet wide, or 150 feet on each side of the centerline of said highway, thence turn an angle to the left and run northwesterly along the west right of way line of said highway for a distance of 934 feet, more or less, to a point at which the highway right of way narrows to 200 feet in width, or 100 feet on each side of the centerline, thence turn an angle to the right of 90° and run northeasterly for a distance of 50 feet thence turn an angle to the left of 90° and run northwesterly along the west side of said highway right of way for a distance of 757.89 feet, thence turn an angle to the left of 990-42' and run southwesterly for a distance of 99.61 feet, thence turn an angle to the right of 680-05' and run northwesterly for a distance of 120.24 feet, thence turn an angle to the left of 660-58' and run southwesterly for a distance of 154.55 feet, thence turn an angle to the right of 10-38' and run southwesterly for a distance of 170.60 feet, thence turn an angle to the left of 140-11' and run southwesterly for a distance of 197.30 feet, thence turn an angle to the left of 690-52' and run southeasterly for a distance of 59.01 feet, thence turn an angle to the left of 20-02' and



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run southeasterly for a distance of 58.10 feet, thence turn an angle to the right of 64°-55' and run southwesterly for a distance of 101.05 feet, thence turn an angle of 25°-48' to the right and run southwesterly for a distance of 273.93 feet, thence turn an angle to the right of 81°-54' and run northwesterly for a distance of 52.65 feet, thence turn an angle to the left of 22°-05' and run northwesterly for a distance of 71.46 feet, thence turn an angle to the left of 65°-36' and run southwesterly for a distance of 217.16 feet, thence turn an angle to the left of 18°-48' and run southwesterly for a distance of 119.52 feet, thence turn an angle to the right of 145°-34' and run northerly for a distance of 150.40 feet, thence turn an angle to the right of 28°-36' and run northeasterly for a distance of 108.13 feet, thence turn an angle to the right of 2°-41' and run northeasterly for a distance of 98.20 feet, thence turn an angle to the left of 80°-49' and run northwesterly for a distance of 130.71 feet, thence turn an angle to the right of 61°-23' and run northeasterly for a distance of 59.30 feet, thence turn an angle to the left of 57°-40' and run northwesterly for a distance of 173.49 feet, thence turn an angle to the left of 8°-52' and run northwesterly for a distance of 167.68 feet, thence turn an angle to the right of 21°-28' and run northwesterly for a distance of 58.68 feet, thence turn an angle to the left of 4°-39' and run northwesterly for a distance of 202.36 feet, thence turn an angle to the right of 7°-34' and run northwesterly for a distance of 93.42 feet, thence turn an angle to the right of 20°-16' and run northwesterly for a distance of 120.76 feet, thence turn an angle to the left of 0°-08' and run northwesterly for a distance of 101.15 feet, thence turn an angle to the right of 45°-53' and run northeasterly for a distance of 55.53 feet, thence turn an angle to the left of 16°-46' and run northeasterly for a distance of 116.72 feet, thence turn an angle to the left of 18°-21' and run northerly for a distance of 147.42 feet, thence turn an angle to the left of 73°-23' and run northwesterly for a distance of 134.36 feet, thence turn an angle to the right of 0°-07' and run northwesterly for a distance of 81.68 feet to the point of beginning.

Less and except that land conveyed to Chace Lake Country Club, Inc. by a Deed dated December 31, 1965 and recorded in Real Property Book 185 at page 334 in the Office of the Judge of Probate of Jefferson County, Alabama.

Less and except that land conveyed to Chace Lake Country Club, Inc. by a Deed dated October 5, 1964 and recorded in Real Property Book 64 at page 163 in the Office of

BOOK 268 PAGE 184



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the Judge of Probate of Jefferson County,
Alabama.

Subject to existing utility easements if any.

~~Mining and mining rights excepted.~~ *Bac*

IN WITNESS WHEREOF, I have hereunto set my signature and seal
this the 26th day of MAY, 1971.

Bryan A. Chace

Bryan A. Chace, as Trustee under
Indenture of Trust dated March 5, 1969



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in
said State, hereby certify that Bryan A. Chace, whose name as Trustee
under Indenture of Trust dated March 5, 1969 is signed to the foregoing
Partial Mortgage Release and who being known to me, acknowledged before
me on this day that, being informed of the contents of said instrument
he, in his capacity as such Trustee, executed the same voluntarily and
with full authority on the day the same bears date.

WITNESS my hand and official seal this the 26th day of
1971.

R. Holliman

Notary Public

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON

REAL 714 PAGE 530

MAY 27 4 57 PM '71

RECORDED MTC. TAX
\$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

James Meeks
JUDGE OF PROBATE

This instrument prepared by
Rodney Mundy, Esquire
Attorney at Law
600 North 18th Street
Birmingham, Alabama 35203.

BOOK 268 PAGE 185

425