

STATE OF ALABAMA)
COUNTY OF SHELBY)

1560

PARTIAL RELEASE OF ASSIGNMENT OF RENTS & LEASES

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned, UNITED COMPANIES FINANCIAL CORPORATION, a Louisiana corporation (the "Assignee"), is the owner and holder of record of an assignment of rents and leases executed by ERNEST C. LEE and CANDACE S. LEE, husband and wife (the "Assignors"), to the Assignee, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 080, page 236 (the "Assignment"), in which Assignment property and other interest in property is described, conveyed and assigned (the "Assigned Property"); and

WHEREAS, the Assignors executed a mortgage to Assignee (the "Mortgage") in which Mortgage certain real property is described and conveyed and to which the Assigned Property is attached; and

WHEREAS, the Assignee has agreed to release in that certain Partial Release of Land from Mortgage dated December 7, 1988, executed by Assignee and incorporated herein by reference (the "Partial Release") from the lien of said Mortgage the hereinafter described real property which is part of the real property described in the Mortgage; and

WHEREAS, for the consideration herein set out, the Assignee has agreed to release from the lien of said Assignment the Assigned Property which relates solely to the real property described below.

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Assignee on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the Assignee does hereby release, remise, convey and quitclaim unto the Assignors, their heirs, personal representatives, successors and assigns from the lien, operation and effect of the Assignment the Assigned Property related solely to the certain real property which is described as follows (the "Released Property"):

A parcel of real property situated in the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4; thence in a southerly direction along the west line of said quarter-quarter section a distance of 814.57 feet; thence 90 degrees left in an easterly

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direction, 625.94 feet; thence 44 degrees, 56 minutes, 27 seconds left in a northeasterly direction a distance of 193.48 feet to the point of beginning; thence continue northeasterly along last described course a distance of 187.24 feet; thence 99 degrees, 23 minutes, 21 seconds right in a southeasterly direction a distance of 47.93 feet; thence 33 degrees, 15 minutes, 17 seconds right in a southerly direction a distance of 466.44 feet to the northerly right of way line of Shelby Co. Highway No. 17; thence 104 degrees, 44 minutes, 26 seconds right in a northwesterly direction along said right of way line a distance of 65.48 feet to the beginning of a curve to the left; said curve having a radius of 866.63 feet and subtending a central angle of 6 degrees, 47 minutes, 36 seconds; thence in a northwesterly direction along the arc of said curve a distance of 102.75 feet; thence 82 degrees, 03 minutes, 10 seconds right as measured from tangent of curve, thence in a northerly direction a distance of 342.82 feet to the point of beginning. Parcel contains 1.42 acres, more or less.

As to all other Assigned Property in the Assignment related to the real property described and conveyed in said Mortgage and described in the Assignment that is not Released Property, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said Assigned Property related solely to the Released Property unto the Assignors, their heirs, personal representatives, successors and assigns forever.

This release is given for the purpose of enabling the Assignors to make a valid conveyance of the Assigned Property related solely to the Released Property free and clear of the lien of the Assignment.

The Assigned Property remaining under the Assignment is relates to the real property described as follows:

A parcel of real property situated in the northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows; Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4; thence in a southerly direction along the west line thereof, a distance of 814.57 feet; thence 90 degrees left in an easterly direction, a distance of 625.94 feet to the Point of Beginning; thence an angle left of 44 degrees, 56 minutes, 27 seconds in a northeasterly direction a distance of 193.48 feet;

thence 132 degrees, 38 minutes, 38 seconds right in a southern direction, a distance of 342.82 feet to the northerly right of way line of Shelby Co. Highway No. 17; thence 97 degrees, 56 minutes, 50 seconds right to tangent of a curve; said curve having a radius of 866.63 feet, a central angle of 9 degrees, 58 minutes, 34 Seconds and curving to the left; thence along the arc of said curve in a westerly direction, a distance of 150.89 feet; thence 94 degrees, 19 minutes, 33 seconds right as measured from tangent of curve; thence in a northerly direction a distance of 204.54 feet to the Point of Beginning. Parcel contains 1.11 acres more or less.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this 23rd day of January, 1989.

UNITED COMPANIES FINANCIAL
CORPORATION

By

Its

Vice President

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STATE OF ALABAMA)
SHELBY COUNTY)

I, Janey B. Layenby, a Notary Public in and for said County in said State, hereby certify that J. Michael Shields of United Companies Financial Corporation, a Louisiana corporation, is signed to the foregoing Partial Release of Assignment of Rents & Leases and who is known to me, acknowledged before me on this day that, being informed of the contents of said release, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of January, 1989.

Janey B. Layenby
Notary Public

AFFIX SEAL

My Commission Expires February 26, 1991

My commission expires: _____

This instrument prepared by:

Virginia G. Carruthers
Maynard, Cooper, Frierson & Gale, P.C.
Twelfth Floor Watts Building
Birmingham, Alabama 35203
(205) 252-2889

RECORDING FEES

Recording Fee	\$ <u>10.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 23 PM 4:08

Thomas A. Henderson, Jr.
JUDGE OF PROBATE