

PARTIAL RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

For the consideration of Eighty-five thousand and no/100 (\$85,000.00) Dollars, the undersigned does hereby release the hereinafter particularly described property from the lien of that certain mortgage recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 449, at page 793; and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, quit claim and convey unto Southlake Properties, an Alabama General Partnership, who claims to be the present owner, all of the right, title and interest of the undersigned in and to the following described property in Shelby County, Alabama, to-wit:

2.72 acres described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by Florence B. Rutherford for identification purposes, all subject to the terms and conditions contained herein.

It is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned owner and holder of said mortgage has caused these presents to be executed on this 21 day of August, 1989.

Florence B. Rutherford
Florence B. Rutherford

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Florence B. Rutherford, whose name is signed to the foregoing Mortgage Release, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said Mortgage Release, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of August, 1989.

Notary Public

MY COMMISSION EXPIRES OCTOBER 11, 1992

Southlake Properties
4506 Lake Valley Properties
B'ham, AL

35244

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 - SOUTHLAKE OFFICE PARK

A tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of said Northwest Quarter of the Southwest Quarter and run S 01°09'06" E along the East line thereof for a distance of 0.92 feet to a point on the Westerly Right-of-Way of Southlake Parkway; said point being on a curve having a radius of 528.01 feet; a central angle of 14°39'55", an arc length of 135.15 feet, and curving to the left in a Southwesterly to Southerly direction; thence S 26°29'49" W along the chord bearing of said curve for a chord distance of 134.78 feet to the POINT OF BEGINNING of the tract of land herein described. From said POINT OF BEGINNING continue on said curve having a central angle of 22°58'45", an arc length of 211.76 feet; thence S 07°40'29" W along the chord bearing of said curve for a chord distance of 210.35 feet to a point on the Westerly Right-of-Way of Southlake Parkway; thence leaving said curve and said Right-of-Way; run N 90°00'00" W for a distance of 280.00 feet to a point; thence run S 56°35'54" W for a distance of 120.00 feet to a point on the Easterly Right-of-Way of Interstate No. 65; said point being on a curve having a radius of 4009.72 feet; a central angle of 04°59'02"; an arc length of 348.78 feet and curving to the left in a Northerly to Northwesterly direction; thence N 07°00'53" W along the chord bearing of said curve for a chord distance of 348.67 feet to a point on the Easterly Right-of-Way of Interstate No. 65; thence leaving said curve and said Right-of-Way run S 90°00'00" E for a distance of 411.81 feet to a point; thence run S 28°37'38" E for a distance of 81.50 feet to the point of beginning. Said parcel contains 118.300 square feet or 2.72 acres, more or less.

SIGNED FOR IDENTIFICATION:

Florence B. Rutherford
Florence B. Rutherford

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

89 AUG 22 AM 10:08

Thomas H. Swanson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
<u>Out</u>	<u>1.00</u>
Index Fee	<u>3.00</u>
TOTAL	9.00