

STATE OF ALABAMA)

JEFFERSON COUNTY)

753
PARTIAL RELEASE

THIS INDENTURE, made and entered into on this the 20th day of March, 19 89 by and between the Secor Bank, Federal Savings Bank formerly doing business as Alabama Federal Savings & Loan, Party of the First Part and

Dogwood Forest Joint Venture

as Part y of the Second Part:

WITNESSETH:

That for and in consideration of the sum of *Net Proceeds

(\$ *) Dollars, receipt of which is hereby acknowledged, the Party of the First Part does hereby release, discharge, acquit and quit claim to the Part y of the Second Part any and all claims, encumbrances, liens and rights held, owned or claimed by the Party of the First Part in and to the following described property in Shelby County, Alabama, to-wit:

See Exhibit "A" Attached.

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*Net proceeds to Secor Bank
(Dogwood Forest Escrow/Development Account)

All liens and rights conveyed to the Party of the First Part by that certain mortgage from Dogwood Forest Joint Venture to the Secor Bank, Federal Savings Bank formerly doing business as Alabama Federal Savings & Loan dated April 8th, 19 86 and recorded in Mortgage Book 069 at Page 809 of the Probate Records of Shelby County, Alabama, in so far as the above described property is concerned, are fully released and discharged hereby; but as to all other property described therein, said mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the Party of the First part has caused its name to be affixed hereto by its Vice President, and attested by its Corporate Secretary, on this the 20th day of March, 19 89

ATTEST:

Secor Bank, Federal Savings Bank.

Martha Metcalf
ASST. Corporate SECRETARY

Gene Woodham
Vice PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

Ann B. Smith

a Notary Public in and for said County and State.

hereby certify that Gene Woodham

and Martha Metcalfe

whose names as Vice President and Corporate Secretary respectively, of the Secor Bank, Federal Savings Bank are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, that as such officers, and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and seal on this the 20th day of March, 19 89.

Ann B. Smith
Notary Public in and for Jefferson, Alabama

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File

Secor Bank, Federal Savings Bank

No.

RELEASE

FROM

Secor Bank, Federal Savings Bank

STATE OF ALABAMA

County

Judge of the Probate Court of said County hereby certify that the foregoing conveyance was filed for registration in this office on the

day of

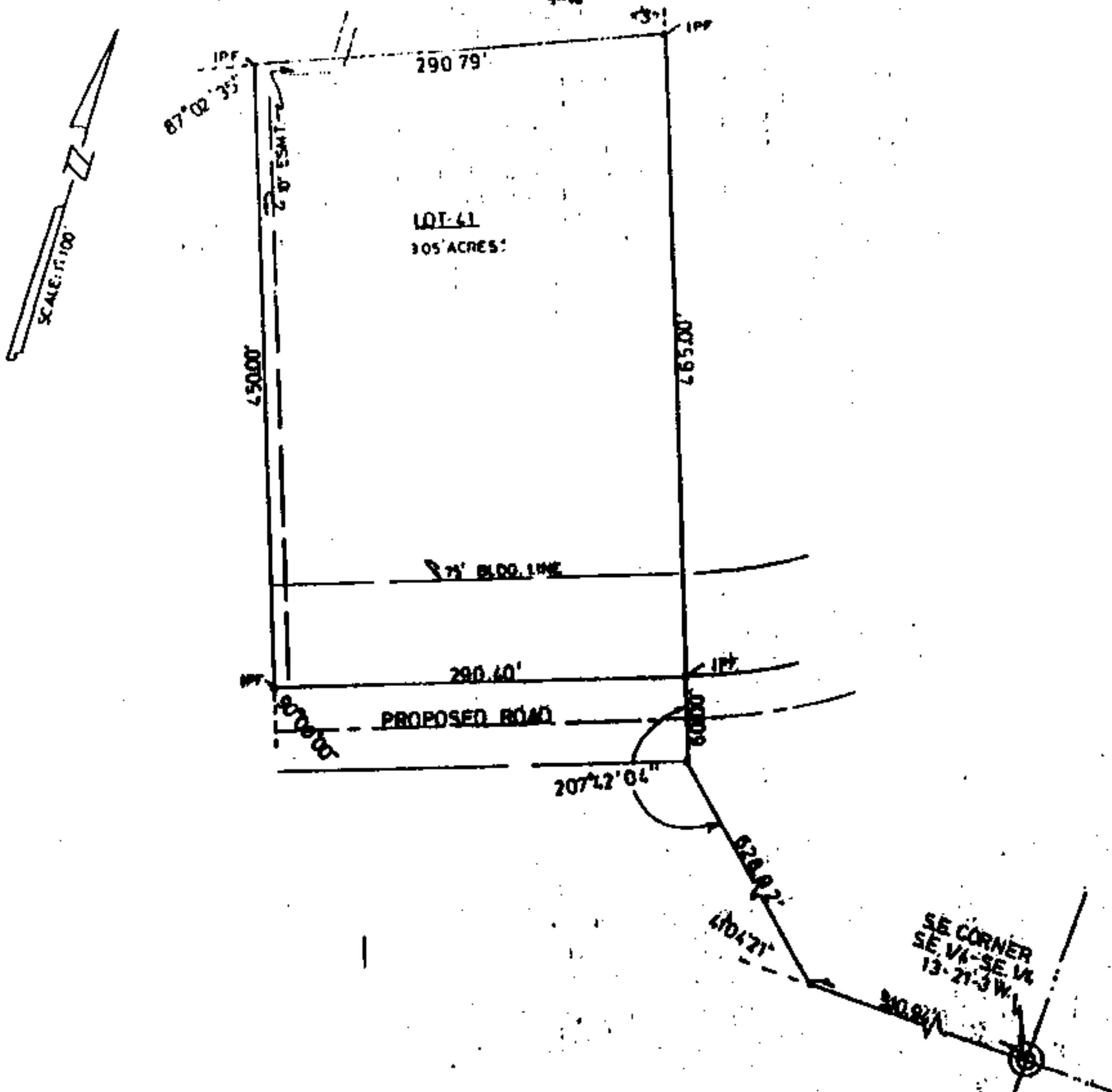
19

and was recorded in Vol.

Record of Mortgages, Pages.

on the ... day of ... 19

Judge of Probate



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kenneth B. Weyland, a Registered Engineer-Land Surveyor, certify that I have surveyed a parcel of land to be known as Lot 41, Dogwood Forest Second Phase, said parcel being situated in the Southeast quarter of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the Southeast quarter of the Southeast quarter of said Section 13, run thence in a Westerly direction along the South line of said quarter-quarter section for a distance of 510.84 feet; thence turn an angle to the right of 41°-04'-21" and run in a Northwesterly direction for a distance of 629.92 feet to a point on the Southeast right-of-way line of a proposed road; thence turn an angle to the right of 207°-42'-04" and run in a Northwesterly direction for a distance of 60.00 feet across said proposed road to the point of beginning of the parcel herein described; from the point of beginning thus obtained continue along the same course as before in a Northwesterly direction for a distance of 485.00 feet; thence turn an angle to the left of 92°-57'-25" and run in a Southwesterly direction for a distance of 290.79 feet; thence turn an angle to the left of 87°-02'-35" and run in a Southeasterly direction for a distance of 450.00 feet to the Northwest right-of-way line of a proposed public road; thence turn an angle to the left of 90°-00'-00" and run in a Northeasterly direction along the Northwest right-of-way line of said proposed road for a distance of 290.40 feet to the point of beginning. Said parcel contains 3.05 acres, more or less.

I furthermore certify that there are no rights of way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that there are no encroachments on said lot except as shown; that improvements are located as shown above; and that the correct address is as follows: _____ according to my survey of November 14, 1988.

K. B. WEYGAND & ASSOCIATES, P.C.

Kenneth B. Weyland, Reg. Engr.-L.S. #11788
Phone: (205) 991-8985

RECORDING FEES

Recording Fee \$ 7.50
Index Fee 3.00
TOTAL 11.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 AUG 23 AM 9:40
JUDGE OF PROBATE

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