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PARTIAL RELEASE

The undersigned, FBS Mortgage Corporation, as mortgagee under that certain Combination Mortgage and Security Agreement dated February 4, 1987 (the "Mortgage"), recorded in Real Book 3086 at Page 817 in the Probate Office of Jefferson County, Alabama and in Book 113 at Page 516 in the Probate Office of Shelby County, Alabama, and as lender under that certain Assignment of Rents and Leases dated February 4, 1987 (the "Assignment") and recorded in Real Book 3086 at Page 872 in the Probate Office of Jefferson County, Alabama and in Book 113 at Page 572 in the Probate Office of Shelby County, Alabama, hereby and herewith releases the real property being more particularly described in Exhibit "A" attached hereto and made a part hereof from the lien of said Mortgage and said Assignment.

It is expressly understood and agreed that this Partial Release shall in no wise and to no extent, affect the lien of said Mortgage and said Assignment as to the remainder of the property described in or secured by said Mortgage and said Assignment.

IN WITNESS WHEREOF, the undersigned has caused this Partial Release to be executed under proper authority on this the ____ day of _____, 1990.

FBS MORTGAGE CORPORATION

Attest:

By: Thomas R. Quassius
Its: Vice President

Its: _____

BOOK 305 PAGE 472

STATE OF Minnesota
COUNTY OF Dennison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Quassius, whose name as Vice President of FBS Mortgage Corporation, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, 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 30th day of July, 1990.

[Signature]
Notary Public

My Commission Expires Aug. 27, 1991
NOTARY PUBLIC - MINNESOTA
DENNISON COUNTY
MY COMM. EXPIRES AUG. 27, 1991

Mike A.

EXHIBIT ALegal Description:PARCEL I (Additional Land):

Part of the South Half of the NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and Part of the N 1/2 of SE 1/4, Section 19, Part of the NW 1/4 of SW 1/4, Section 20, and Part of the SW 1/4 of NW 1/4 of Section 20, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of SE 1/4 of NE 1/4, Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and run thence in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 343.26 feet to an existing iron pin being on the Westerly right of way line of Interstate Highway #65; thence turn an angle to the left of 18 degrees 35 minutes 40 seconds and run in a Southeasterly direction along said right of way line for a distance of 288.88 feet to an existing concrete monument; thence turn an angle to the right of 45 degrees 00 minutes and run in a Southwesterly direction along said right of way line for a distance of 141.18 feet to an existing concrete monument; thence turn an angle to the left of 45 degrees 30 minutes and run in a Southeasterly direction along said right of way line for a distance of 217.50 feet to an existing concrete monument; thence turn an angle to the left of 28 degrees 24 minutes 37 seconds and run in a Southeasterly direction along said right of way line for a distance of 96.06 feet to an existing concrete monument; thence turn an angle to the right of 33 degrees 56 minutes 58 seconds and run in a Southeasterly direction along said right of way line for a distance of 348.10 feet to an existing concrete monument; thence turn an angle to the left of 33 degrees 06 minutes 03 seconds and run in a Southeasterly direction along said right of way line for a distance of 114.60 feet to an existing concrete monument; thence turn an angle to the right (42°10'50" to chord) and run in a Southerly direction along said right of way line for a distance of 311.21 feet to an existing iron pin; thence turn an angle to the right of 82 degrees 58 minutes 53 seconds (from last mentioned chord line) and run in a Southwesterly direction for a distance of 154.84 feet to an existing iron pin; thence turn an angle to the left of 29 degrees 49 minutes 50 seconds and run in a Southwesterly direction for a distance of 66.34 feet to an existing iron pin; thence turn an angle to the right of 37 degrees 31 minutes 55 seconds and run in a Westerly direction for a distance of 100.00 feet to an existing iron pin; thence turn an angle to the right of 51 degrees 15 minutes 55 seconds and run in a Northwesternly direction for a distance of 87.52 feet to an existing iron pin; thence turn an angle to the left of 10 degrees 47 minutes 15 seconds and run in a Northwesternly direction for a distance of 62.42 feet to an existing iron pin; thence turn an angle to the left of 57 degrees 59 minutes 05 seconds and run in a Southwesterly direction for a distance of 42.46 feet to an existing iron pin; thence turn an angle to the right of 4 degrees 20 minutes 41 seconds and run in a Southwesterly direction for a distance of 52.10 feet to an existing iron pin; thence turn an angle to the left of 6 degrees 46 minutes 41 seconds and run in a Southwesterly direction for a distance of 165.35 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 38 minutes and run in a Westerly direction for a distance of 194.85 feet to an existing iron pin; thence turn an angle to the left of 14 degrees 32 minutes 45 seconds and run in a Southwesterly direction for a distance of 131.13 feet to an existing iron pin; thence turn an angle to the left of 20 degrees 13 minutes and run in a Southwesterly direction for a distance of 134.15 feet to an existing iron pin; thence turn an angle to the right of 106 degrees 59

minutes and run in a Northwesterly direction for a distance of 27.34 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 51.85 feet, more or less, to an existing iron pin being on the curved Northeasterly right of way line of Parkway Office Circle as shown on map of Riverchase East Parkway Office Circle, a map of which is recorded in Map Book 7, Page 125, in the Office of the Judge of Probate, Shelby County, Alabama, said curve being concave in a Southwesterly direction and having a central angle of 48 degrees 11 minutes 14 seconds and a radius of 370.00 feet; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 311.18 feet to an existing iron pin and the end of said curve; thence run in a Northwesterly direction along a line tangent to end of said curve and along said right of way line for a distance of 177.95 feet to an existing iron pin and the beginning of a curve to the right; said curve being concave in a Northeasterly direction and having a central angle of 15 degrees 25 minutes and a radius of 720.00 feet; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 193.73 feet to an existing iron pin; thence run in a Northwesterly direction along a line tangent to end of said curve and along said right of way line for a distance of 169.00 feet to an existing iron pin; thence turn an angle to the right of 76 degrees 00 minutes and run in a Northeasterly direction for a distance of 1052 feet, more or less, to a point in the centerline of the Cahaba River as it is now located; thence turn an angle to the right and run in Easterly and Northeasterly directions along the centerline of said Cahaba River to a point of intersection with the North line of the SE 1/4 of NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama; thence turn an angle to the right and run in an Easterly direction along the North line of said 1/4-1/4 section for a distance of 205 feet, more or less, to the point of beginning.

BOOK 305 PAGE 474

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

90 AUG 15 AM 10:36

JUDGE OF PROBATE

1.	7.50
2.	3.00
3.	1.00
4.	11.50
Total	

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1990 AUG -2 AM 8:48

JUDGE OF PROBATE

JUDGE OF PROBATE