

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, on March 8, 1991, the RESOLUTION TRUST CORPORATION ("RTC") was appointed as Receiver (the "Receiver") for JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM (the "Bank") by the OFFICE OF THRIFT SUPERVISION ("OTS") by OTS Order No. 91-138 pursuant to Section 5(d)(2)(H)(ii) of the Home Owners' Loan Act of 1933 ("HOLA"), as amended by Section 301 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989;

WHEREAS, on March 8, 1991, the RECEIVER entered into a Purchase and Assumption Agreement with Jefferson Federal Savings and Loan Association, F.A. (the "Association") which agreement transferred certain of the assets of the Bank to the Association;

WHEREAS, on March 8, 1991, the OTS by Order No. 91-138 appointed the RTC as Conservator for the Association;

WHEREAS, effective March 13, 1992, the OTS by Order No. ATL-92-22 replaced the RTC as conservator with the RTC as receiver for the Association; and

WHEREAS, pursuant to the aforesaid OTS Orders, and by operation of law pursuant to 12 U.S.C. § 1821(d)(2)(A) and 12 U.S.C. § 1441a(b)(4) the RTC as receiver for the Association succeeded to all right title and interest in and to the Association; and

NOW, THEREFORE for value received, the undersigned RTC as receiver for the Association, does hereby release the property described in Exhibit A attached hereto (the "Property") from the lien of the following: (i) that certain mortgage recorded at Book 110, Page 128, in the records of the Office of the Judge of Probate of Shelby County, Alabama, and corrected by instrument recorded at Book 225, Page 762 in aforesaid records; and (ii) that certain mortgage recorded at Book 225, Page 790 in aforesaid records; for said consideration, the receipt of which is hereby acknowledged.

But it is expressly understood and agreed that this release shall in no way, and to no extent whatever, affect the lien of said mortgages as to the remainder of the property described in and secured by said mortgages. The undersigned RTC as receiver for the Association is now the owner of said mortgages and all of the unpaid notes secured thereby.

Inst # 1993-03820

1993-03820
SHELBY COUNTY JUDGE OF PROBATE

009 MJS

26.50

IN WITNESS WHEREOF, the said Resolution Trust Corporation as Receiver for Jefferson Federal Savings and Loan Association, F.A. has caused this instrument to be signed by its Attorney-In-Fact as of this 16th day of January, 1993.

RESOLUTION TRUST CORPORATION AS
RECEIVER FOR JEFFERSON FEDERAL
SAVINGS AND LOAN ASSOCIATION, F.A.

By Lamar V. Hallman
Attorney-In-Fact

STATE OF GEORGIA)
COUNTY OF Fulton)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lamar V. Hallman whose name as Attorney-in-Fact of the Resolution Trust Corporation as Receiver for Jefferson Federal Savings and Loan Association, F.A., a federal corporation organized and existing under the laws of the United States, 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 said instrument, he as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as said receiver.

GIVEN under my hand and seal, this 13TH day of January, 1993.

[NOTARIAL SEAL]

Charles H. Brown
Notary Public

My Commission Expires: Notary Public, Fulton County, Georgia.
My Commission Expires September 3, 1996.

PARCEL I:

A parcel of land situated in Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

The North 628.72 feet of the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of said Section 8, lying Northwest of U.S. Highway 280.

Less and except that part of Eagle Point, First Sector — Phase I, as recorded in Map Book 14 Page 114, in the Office of the Judge of Probate of Shelby County, Alabama, lying within the above described legal.

PARCEL 2

The following parcel of land situated in Sections, 5, 6, 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the northeast corner of said Section 7 and run in a westerly direction along the north line of said section a distance of 662.82 feet to the point of beginning, said point being a 3" capped iron; thence turn an angle to the left of 89 degrees, 18' 18" and run in a southerly direction for a distance of 1324.24 feet to a 3" capped iron; thence turn an angle to the right of 88 degrees, 56' 46" and run in a westerly direction for a distance of 665.27 feet to a 3" capped iron; thence turn an angle to the right of 0 degrees, 00' 28" and run in a westerly direction for a distance of 663.46 feet to a 3" capped iron; thence turn an angle to the left of 88 degrees, 50' 54" and run in a southerly direction for a distance of 661.83 feet to a 3" capped iron; thence turn an angle to the right of 88 degrees, 54' 41" and run in a westerly direction for a distance of 664.48 feet to a 3" capped iron; thence turn an angle to the left of 88 degrees, 50' 36" and run in a southerly direction for a distance of 662.24 feet to a 3" capped iron; thence turn an angle to the left of 91 degrees, 09' 30" and run in an easterly direction for a distance of 1330.57 feet to an iron pin; thence turn an angle to the left of 0 degrees, 17' 02" and run in an easterly direction for a distance of 1330.27 feet to a 3" capped iron; thence turn an angle to the right of 1 degree, 32' 57" and run in an easterly direction for a distance of 1327.47 feet to a point; thence turn an angle to the left of 90 degrees, 11' 30" and run in a northerly direction for a distance of 1329.18 feet to a point; thence turn an angle to the right of 89 degrees, 46' 41" and run in an easterly direction for a distance of 1516.36 feet to a point on the westerly right of way of U.S. Highway 280; thence turn an angle to the left of 77 degrees, 47' 31" and run in a northeasterly direction along said right of way for a distance of 65.75 feet to a point; thence turn an angle to the right of 8 degrees, 31' 51" and run in a northeasterly direction along said right of way for a distance of 202.24 feet to a point; thence turn an angle to the left of 8 degrees, 31' 51" and run in a northeasterly direction along said right of way for a distance of 700.00 feet to a point; thence turn an angle to the left of 6 degrees, 35' 32" and run in a northeasterly direction along said right of way for a distance of 217.77 feet to a point on a curve which is concave to the west having a central angle of 17 degrees, 08' 16" and a radius of 1973.59 feet; thence turn a clockwise interior angle to the chord of said curve of 178 degrees, 01' 24" and run in a northeasterly direction along said right of way and also along arc of said curve for a distance of 590.32 feet to a point; thence turn a clockwise interior angle from said chord of 123 degrees, 36' 53" and run in a northwesterly direction along said right of way for a distance of 137.74 feet to a point; thence turn an angle to the right of 45 degrees, 51' 45" and run in a northwesterly direction along said right of way for a distance of 80.00 feet to a point; thence turn an angle to the right of 44 degrees, 25' 58" and run in a northeasterly direction along said right of way for a distance of 142.84 feet to a point;

Continued

BOOK 225 PAGE 816

thence turn an angle to the left of 44 degrees, 25' 58" and run in a northwesterly direction along said right of way for a distance of 447.42 feet to a point; thence turn an angle to the left of 83 degrees, 43' 30" and run in a westerly direction for a distance of 385.15 feet to a 3" capped iron; thence turn an angle to the left of 89 degrees, 18' 36" and run in a southerly direction for a distance of 1118.37 feet to a 3" capped iron; thence turn an angle to the right of 89 degrees, 29' 41" and run in a westerly direction for a distance of 1330.92 feet to a 3" capped iron; thence turn an angle to the right of 90 degrees, 23' 04" and run in a northerly direction for a distance of 658.25 feet to a point; thence turn an angle to the left of 90 degrees, 23' 50" and run in a westerly direction for a distance of 667.08 feet to a 3" capped iron; thence turn an angle to the right of 90 degrees, 28' 37" and run in a northerly direction for a distance of 657.17 feet to a 3" capped iron; thence turn an angle to the right of 89 degrees, 25' 50" and run in an easterly direction for a distance of 666.18 feet to a 3" capped iron; thence turn an angle to the left of 89 degrees, 22' 51" and run in a northerly direction for a distance of 1314.98 feet to a 3" capped iron; thence turn an angle to the left of 90 degrees, 36' 35" and run in a westerly direction for a distance of 752.05 feet to a iron pin at the northeast corner of Lot 14, Little Ridge Estates as recorded in Map Book 9, page 174 in the Office of Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 55 degrees, 27' 31" and run in a southwesterly direction along the back line of said Lot 14 for a distance of 118.85 feet to an iron pin; thence turn an angle to the right of 14 degrees, 19' 14" and run in a southwesterly direction along the back line of Lots 14 and 15 of said subdivision for a distance of 185.02 feet to an iron pin; thence turn an angle to the left of 10 degrees, 24' 44" and run in a southwesterly direction along the back line of Lots 15, 16, 18 and 19 of said subdivision for a distance of 408.04 feet to an iron pin; thence turn an angle to the left of 4 degrees, 04' 32" and run in a southwesterly direction along the back of Lots 19, 20 and 21 of said subdivision for a distance of 301.32 feet to a point; thence turn an angle to the left of 1 degree, 02' 56" and run in a southwesterly direction along the back of Lots 21, 22, and 23 of said subdivision for a distance of 334.94 feet to a point; thence turn an angle to the left of 123 degrees, 21' 45" and run in an easterly direction for a distance of 223.29 feet to a 2" iron pipe; thence turn an angle to the right of 90 degrees, 33' 30" and run in a southerly direction for a distance of 247.50 feet to a 3" capped iron; thence turn an angle to the right of 45 degrees, 01' 16" and run in a southwesterly direction for a distance of 938.38 feet to a 3" capped iron; thence turn an angle to the left of 45 degrees, 03' 37" and run in a southerly direction for a distance of 656.44 feet to the point of beginning.

***** LESS AND EXCEPT

***** 1) Right of way granted to Shelby County by instrument recorded in Deed Book 278, page 893 in the Probate Office of Shelby County, Alabama. (50' right of way - Farley Road).

Continued

BOOK 225 PAGE 817

2) Tank Site: A parcel of land located in the southeast quarter of the northeast quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section, thence in an easterly direction, along the north line of said quarter-quarter section a distance of 187.00 feet to the point of beginning; thence continue along last described course a distance of 100.00 feet; thence 90 degrees, 00' 00" right in a southerly direction, a distance of 100.00 feet; thence 90 degrees, 00' 00" right in a westerly direction, a distance of 100.00 feet; thence 90 degrees, 00' 00" right, in a northerly direction, a distance of 100.00 feet to the point of beginning.

3) Well Site: A parcel of land located in the southeast quarter of the northeast quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section; thence in an easterly direction, along the north line of said quarter-quarter section a distance of 700.00 feet to the point of beginning; thence continue along last described course a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a southerly direction a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a westerly direction a distance of 50.00 feet; thence 90 degrees, 00' 00" right in a northerly direction a distance of 50.00 feet to the point of beginning.

ALSO LESS AND EXCEPT (215/11 SAME)

A parcel of land situated in Section 5, 6, 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 5 and thence run North along the East line of said quarter-quarter section for a distance of 658.25 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 23' 50" and run in a Westerly direction for a distance of 667.08 feet to a 3" capped iron found; thence turn an angle to the left of 0 degrees, 02' 02" and run in a Westerly direction for a distance of 318.02 feet to a point; thence turn an angle to the left of 61 degrees, 07' 09" and run in a Southwesterly direction for a distance of 2,129.34 feet to a point; thence turn an angle to the left of 28 degrees, 16' 37" and run in a Southerly direction for a distance of 117.38 feet to a 3" capped iron found; thence turn an angle to the right of 88 degrees, 56' 46" and run in a Westerly direction for a distance of 63.79 feet to a point; thence turn an angle to the left of 60 degrees, 40' 10" and run in a Southwesterly direction for a distance of 1519.07 feet to a point; thence turn an angle to the left of 119 degrees, 15' 43" and run in an Easterly direction for a distance of 117.69 feet to an iron pin found; thence turn an angle to the left of 0 degrees, 17' 02" and run in an Easterly direction for a distance of 1330.27 feet to a 3" capped iron found; thence turn an angle to the right of 1 degree, 32' 57" and run in a Easterly direction for a distance of 1327.47 feet to a point; thence turn an angle to the left of 90 degrees, 11' 30" and run in a Northerly direction for a distance of 2154.78 feet to a point; thence turn an angle to the right of 63 degrees, 40' 04" and run in a Northeasterly direction for a distance of 316.22 feet to a point; thence turn an angle to the left of 81 degrees, 00' 00" and run in a Northwesterly direction for a distance of 382.60 feet to a point; thence turn an angle to the left of 73 degrees, 18' 50" and run in a Westerly direction for a distance of 169.44 feet to the point of beginning.

Continued

* Two parcels of land situated in the East one half of the Northwest quarter of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the Northwest corner of the east half of said quarter section; then run East along the North line of the east half of said quarter section for a distance of 169.46 feet to the point of beginning; thence continue along last stated course for a distance of 486.96 feet to an iron pin; thence turn an angle to the right of $92^{\circ}-34'-28''$ and run in a Southwesterly direction for a distance of 174.37 feet to an iron pin; thence turn an angle to the left of $19^{\circ}-06'-21''$ and run in a Southeasterly direction for a distance of 154.93 feet to an iron pin; thence turn an angle to the right of $106^{\circ}-30'-00''$ and run in a Westerly direction for a distance of 316.60 feet to a point on a curve to the left having a radius of 924.59 feet and a central angle of $5^{\circ}-25'-22''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 87.51 feet to a point on a reverse curve to the right having a radius of 25.00 feet and a central angle of $78^{\circ}-44'-12''$; thence run in a Northwesterly direction along the arc of said curve for a distance of 34.26 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 323.04 feet to the point of beginning. Said parcel containing 3.285 acres, more or less.

PARCEL II:

Commence at the Northwest corner of the east half of said quarter section thence run South along the West line of the east half of said quarter section for a distance of 503.58 feet to the point of beginning; thence continue along last stated course for a distance of 1,454.00 feet to an iron pin; thence turn an angle to the left of $90^{\circ}-11'-37''$ and run in an Easterly direction for a distance of 635.70 feet to an iron pin; thence turn an angle to the left of $60^{\circ}-19'-18''$ and run in a Northeasterly direction for a distance of 399.01 feet to an iron pin; thence turn an angle to the right of $26^{\circ}-53'-17''$ and run in a Northeasterly direction for a distance of 240.07 feet to an iron pin; thence turn an angle to the left of $82^{\circ}-41'-36''$ and run in a Northwesterly direction for a distance of 65.70 feet to an iron pin; thence turn an angle to the left of $12^{\circ}-17'-36''$ and run in a Northwesterly direction for a distance of 194.48 feet to a point; thence turn an angle to the left of $12^{\circ}-24'-29''$ and run in a Northwesterly direction for a distance of 547.62 feet to an iron pin; thence turn an angle to the right of $50^{\circ}-22'-34''$ and run in a Northerly direction for a distance of 531.82 feet to an iron pin; thence turn an angle to the left of $90^{\circ}-00'-00''$ and run in a Westerly direction for a distance of 69.46 feet to a point on a curve to the left having a radius of 854.59 feet and a central angle of $5^{\circ}-18'-44''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 79.24 feet to a point on a compound curve to the left having a radius of 25.00 feet and a central angle of $77^{\circ}-26'-32''$; thence run in a Southwesterly direction along the arc of said curve for a distance of 33.79 feet to a point on a reverse curve to the right having a radius of 229.38 feet and a central angle of $4^{\circ}-13'-27''$;

BOOK 275 PAGE 669-A

thence run in a Southwesterly direction along the arc of said curve for a distance of 16.91 feet to a point; thence turn an angle to the right of 90°-00'-00" from the tangent of last stated curve and run in a Northwesterly direction for a distance of 60.00 feet to a point on a curve to the left having a radius of 169.38 feet and a central angle of 8°-58'-40"; thence turn an angle to the right of 90°-00'-00" to the tangent of last stated curve and run in a Northeasterly direction along the arc of said curve for a distance of 26.54 feet to a point; thence turn an interior clockwise angle of 57°-19'-58" from the chord of last stated curve and run in a Southwesterly direction for a distance of 245.95 feet to the point of beginning. Said parcel containing 23.817 acres, more or less.

Said Parcels I and II containing 27.103 acres, more or less.

Also less and except that part of Eagle Point, First Sector -- Phase II as recorded in Map Book 14, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

275 670

GRANT OF EASEMENT

Together with an easement for ingress and egress across that portion of Eagle Point Parkway and Farley Road which crosses Eagle Point, First Sector — Phase II as recorded in Map Book 14, Page 113 in aforesaid records.

Inst # 1993-03820

02/09/1993-03820
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
009 MJS 26.50