

1350
Inst # 1994-36425

12/13/1994-36425
09:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That NAKOS REALTY COMPANY, INC., a corporation is the owner and holder of that certain Mortgage dated August 5, 1994 from METROPOLITAN CONTRACTORS, INC., an Alabama corporation securing an original principal indebtedness of Five Hundred Fifty-Seven Thousand Nine Hundred Sixty-Three and 00/100 Dollars (\$557,963.00), covering the real estate described on Exhibit A hereto, and recorded as Instrument Number 1994-25148 in the Probate Office of Shelby County, Alabama, the Mortgagors obligations under said Mortgage having been assumed by Regency Development, Inc.

WHEREAS, for the consideration set forth below, Nakos Realty Company, Inc. has agreed to release from the lien of the Mortgage the property described below;

NOW, THEREFORE, in consideration of Ten dollars (\$10.00) and other good and valuable consideration, Nakos Realty Company, Inc. does release from the lien, operation, and effect of the Mortgage, Lots 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 42, in the Survey of Lenox Place as recorded in Map Book 19, Page 44, in the office of the Judge of Probate, Shelby County, Alabama. This is a partial release only, and the Mortgage remains in full force and effect as to the property not specifically released hereby. This partial release shall be recorded in the Office of the Judge of Probate of Shelby County, Alabama.

First Fed

IN WITNESS WHEREOF, NAKOS REALTY COMPANY, INC. has caused this instrument to be properly executed this the 7th day of December, 1994.

NAKOS REALTY COMPANY, INC.
a corporation

By: Philip C. Benfield
Its: General Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State, in said County, hereby certify that Philip C. Benfield, whose name as General Manager of Nakos Realty Company, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the instrument, 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 seal this 7th day of December, 1994.

Betty L. Reed
Notary Public

My commission expires: 12-3-95

EXHIBIT 'A'

PARCEL 1

COMMENCE at the NW corner of the NW 1/4 of Section 31, Township 18 South, Range 1 West, THENCE South 0 degrees 38 minutes 52 seconds West along the West line of said Section 31, a distance of 1007.73 feet to the POINT OF BEGINNING; THENCE South 88 degrees 01 minutes 36 seconds East, a distance of 132.25 feet to a point; THENCE Easterly along last stated course, a distance of 676.41 feet to a point on the Northwest right-of-way line of Cahaba Beach Road, Shelby County Highway No. 17; THENCE along said right-of-way, around a curve in a clockwise direction having a delta angle of 14 degrees 05 minutes 50 seconds, an arc distance of 134.97 feet, a radius of 548.56 feet, and a chord of South 18 degrees 20 minutes 07 seconds West, a distance of 134.63 feet to a point; THENCE along said right-of-way, around a curve in a clockwise direction having a delta angle of 08 degrees 38 minutes 18 seconds, an arc distance of 154.54 feet, a radius of 1025.00 feet, and a chord of South 29 degrees 42 minutes 11 seconds West, a distance of 154.39 feet to a point; THENCE along said right-of-way, South 34 degrees 01 minutes 20 seconds West, a distance of 262.27 feet to a point; THENCE along said right-of-way, around a curve in a clockwise direction having delta angle of 04 degrees 19 minutes 28 seconds, an arc distance of 388.35 feet, a radius of 5145.21 feet, and a chord of South 36 degrees 11 minutes 04 seconds West, a distance of 388.26 feet to a point; THENCE along said right-of-way, around a curve in a clockwise direction having a delta angle of 11 degrees 53 minutes 59 seconds, an arc distance of 111.91 feet, a radius of 538.82 feet, and a chord of South 44 degrees 24 minutes 22 seconds West, a distance of 111.71 feet to a point; THENCE along said right-of-way, South 50 degrees 21 minutes 22 seconds West, a distance of 171.94 feet to a point; THENCE along said right-of-way, around a curve in a counterclockwise direction having a delta angle of 08 degrees 13 minutes 37 seconds, an arc distance of 158.70 feet, a radius of 1105.22 feet, and a chord of South 46 degrees 14 minutes 33 seconds West, a distance of 158.56 feet to a point on the West line of said Section 31; THENCE North 0 degrees 35 minutes 59 seconds East along said Section line, a distance of 1119.71 feet to the POINT OF BEGINNING and containing 12.1884 acres more or less.

PARCEL 2

COMMENCE at the NW corner of the NW 1/4 of Section 31, Township 18 South, Range 1 West; THENCE South 0 degrees 38 minutes 52 seconds West, along the West line of said Section 31, a distance of 680.09 feet to the POINT OF BEGINNING; THENCE Southerly along last stated course, a distance of 327.64 feet to a point; THENCE South 88 degrees 01 minutes 36 seconds East, a distance of 132.25 feet to a point; THENCE North 0 degrees 40 minutes 46 seconds East, a distance of 329.20 feet to a point; THENCE North 88 degrees 42 minutes 09 seconds West, a distance of 132.41 feet to the POINT OF BEGINNING and containing 1.00 acres more or less.

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