

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

FIRST COMMERCIAL BANK, the present owner of the Mortgage and Security Agreement hereinafter described, for valuable consideration, receipt of which is hereby acknowledged, does hereby acknowledge that the following described real estate situated in Shelby County, Alabama, to wit:

See **Exhibit "A"** which is attached hereto and incorporated herein by reference.

is hereby released from the lien of the Mortgage and Security Agreement executed by SOUTHLAKE PROPERTIES, dated July 31, 1990, recorded in the records of the Office of the Judge of Probate of Shelby County, Alabama, in Real Vol. 303, Page 129; from the Assignment of Leases and Rents recorded in Real Vol. 303, Page 158; and from any UCC-1 Financing Statements that cover the property, specifically reserving and retaining the mortgage lien and all mortgage rights against all of the remaining property embraced in the Mortgage and Security Agreement above described.

Dated this 26th day of August, 1996.

FIRST COMMERCIAL BANK

By: Nelson S Bean
Its: Sr. Vice Pres

STATE OF ALABAMA)

COUNTY OF ~~SHELBY~~ ^{JEFFERSON})

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nelson S. Bean, whose name as Senior Vice Pres. of **FIRST COMMERCIAL BANK**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he/she, in his/her capacity as Senior Vice Pres. as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of August, 1996.

Jois M. Gray
Notary Public
My Commission Expires MY COMMISSION EXPIRES AUGUST 27, 1998

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09/04/1996-28981
09:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA 11.00

Land Title

Inst # 1996-28981

EXHIBIT "A"

Property Description

DESCRIPTION:

Begin at the southeast corner of Lot 1, Southlake Office Park as recorded in Map Book 13, Page 97 in the office of the Judge of Probate, Shelby County, Alabama; thence run west along the south boundary of said Lot 1 for a distance of 280.00 feet; thence run south 56 degrees 35 minutes 54 seconds west along the southeasterly line of said Lot 1 for a distance of 120.00 feet to a point on the easterly right-of-way line of Interstate Highway No. 65, said right-of-way line being situated on a curve to the right, having a central angle of 0 degrees 59 minutes 02 seconds, a radius of 4009.72 feet, a chord of 68.85 feet and a chord bearing of south 4 degrees 01 minutes 51 seconds east; thence run along the arc of said curve for a distance of 68.85 feet; thence run north 56 degrees 35 minutes 54 seconds east for a distance of 135.76 feet; thence run east for a distance of 269.47 feet to a point on the west right-of-way line of Southlake Parkway, said right-of-way line being situated on a curve to the right, having a central angle of 6 degrees 33 minutes 53 seconds, a radius of 528.01 feet, a chord of 60.46 feet and a chord bearing of north 7 degrees 05 minutes 50 seconds west; thence run along the arc of said curve for a distance of 60.50 feet to the POINT OF BEGINNING. Said parcel contains 24,115 square feet of 0.5536 acres.

SLOPE AND DRAINAGE EASEMENT

Commence at the southeast corner of Lot 1 Southlake Office Park as recorded in Map Book 13, Page 97 in the office of the Judge of Probate, Shelby County, Alabama; thence run west along the south line of said Lot 1 for a distance of 107.25 feet; thence run south for a distance of 60.00 feet to the POINT OF BEGINNING; thence run west for a distance of 154.75 feet; thence run south 56 degrees 35 minutes 54 seconds west for a distance of 7.54 feet; thence run south 43 degrees 24 minutes 06 seconds east for a distance of 54.00 feet; thence run east for a distance of 72.24 feet; thence run north 50 degrees east for a distance of 67.49 feet to the POINT OF BEGINNING.