

STATE OF ALABAMA

PARTIAL MORTGAGE RELEASE

BIBB COUNTY

KNOW ALL MEN BY THESE PRESENTS, FIRST UNITED SECURITY BANK, a corporation, formerly First Bank and Trust, formerly The Peoples Bank, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration to it paid in hand by HIGHPOINT DEVELOPMENT INC & POE PROPERTIES INC the receipt of which is hereby acknowledged, does release the following described real estate, to wit:

SEE EXHIBIT'S "A" ATTACHED HERETO AND INCORPORATED HEREBY BY REFERENCE AS IF THE SAME WERE SET OUT HEREIN VERBATIM.

from that certain mortgage heretofore given by HIGHPOINT DEVELOPMENT INC & POE PROPERTIES INC.

to FIRST UNITED SECURITY BANK, a corporation, formerly First Bank and Trust, formerly The Peoples Bank, of Woodstock, Alabama, as the same appears of record in the Probate Office of SHELBY County, Alabama in Mortgage Book 1997, Page 02622 AND BOOK 1996 PAGE 25374

And in consideration of the consideration so paid by the said HIGHPOINT DEVELOPMENT INC & POE PROPERTIES, INC., the said FIRST UNITED SECURITY BANK, a corporation, formerly First Bank and Trust, formerly The Peoples Bank, of Woodstock, Alabama, does hereby remise, release, and quitclaim, unto the said HIGHPOINT DEVELOPMENT INC & POE PROPERTIES INC. and to their

heirs and assigns forever, all and singular, the land and premises hereinbefore described, but it is expressly stipulated, agreed and understood that the said mortgage is and shall be in full force, virtue and effect against all the real estate described therein except the parcel or parcels herein released and such other parcel or parcels as may have heretofore been released.

IN WITNESS WHEREOF, said corporation has caused these presents to be executed on this 27th day of OCTOBER 19 97.

FIRST UNITED SECURITY BANK
formerly First Bank and Trust
formerly The Peoples Bank
Woodstock, Alabama

STATE OF ALABAMA

BIBB COUNTY

BY [Signature]
ITS: Vice-President

I, The Undersigned, a notary public, State at Large, in said State, hereby certify that EARL SOLOMON, JR., whose name as VICE PRESIDENT of FIRST UNITED SECURITY BANK, is signed to the foregoing release and who is known to me, acknowledged before me on this day, that being informed of the contents of this release, 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 official seal, this 27th day of October 19 97.

[Signature]
Notary Public

This instrument was prepared by ~~Patricia Seagle~~ BETTY MORRIS
First United Security Bank
P O Box 157
Woodstock, AL 35188

MY COMMISSION EXPIRES SEPTEMBER 10, 1998

11/07/1997-36509
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.00

Inst # 1997-36509

1997-36509

EXHIBIT "A"

A Parcel of land located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 22 degrees 27 minutes 42 seconds West along the West line of said Lot 76, a distance of 223.25 feet to a point on the northerly R.O.W. line of Ashley Brook Lane (50' R.O.W.); said point lying on a curve to the left having a radius of 175.00 feet, a central angle of 21 degrees 39 minutes 26 seconds and subtended by a chord which bears South 77 degrees 13 minutes 49 seconds West a distance of 65.76 feet; thence along the arc of said curve and said R.O.W. line a distance of 66.15 feet to end of said curve; thence South 66 degrees 24 minutes 06 seconds West along said R.O.W. line a distance of 32.84 feet to the beginning of a curve to the right having a radius of 40.0 feet, a central angle of 87 degrees 45 minutes 21 seconds and subtended by a chord which bears North 69 degrees 43 minutes 14 seconds West a distance of 55.45 feet; thence along the arc of said curve and said R.O.W. line a distance of 61.27 feet to a point, said point lying on the northeasterly R.O.W. line of Shelby County Highway #17 (80' R.O.W.); thence North 25 degrees 50 minutes 33 seconds West along said R.O.W. line a distance of 133.67 feet; thence leaving said R.O.W. North 64 degrees 09 minutes 27 seconds West, a distance of 300.10 feet to a point lying on the west line of Lot 63, of said Ashley Brook Subdivision; thence South 28 degrees 28 minutes 41 seconds East along said lot line a distance of 41.34 feet to the point of beginning.

20 FOOT "COMMON" EASEMENT:

A 20 foot wide "Common" Easement located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, lying 10 feet on each side of and parallel to the following described centerline:

Commence at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 28 degrees 28 minutes 41 seconds West along the West line of Lot 63 of said Ashley Brook, a distance of 41.34 feet; thence South 64 degrees 09 minutes 27 seconds West a distance of 269.10 feet to the Point of Beginning; said point being the centerline of said 20 foot wide "Common" Easement; thence South 25 degrees 50 minutes 33 seconds East along said centerline a distance of 116.88 feet to the beginning of a curve to the left, having a radius of 38.0 feet, a central angle of 67 degrees 20 minutes 31 seconds and subtended by a chord which bears South 59 degrees 30 minutes 49 seconds East a distance of 42.14 feet; thence along the arc of said curve and said centerline a distance of 44.66 feet to the end of said curve and the beginning of a curve to the right having a radius of 32.0 feet, a central angle of 55 degrees 41 minutes 38 seconds and subtended by a chord which bears South 65 degrees 20 minutes 15 seconds East a distance of 29.90 feet; thence along the arc of said curve and said centerline a distance of 31.11 feet to a point on the Northerly R.O.W. line of Ashley Brook Lane, (50' R.O.W.), and the end of herein described easement.

Inst # 1997-36509

11/07/1997-36509
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 11.00