



## **PARTIAL RELEASE OF MORTGAGE**

**WHEREAS** University Investments (Mortgagor) by a Mortgage, dated November 15, 1999 and recorded in the Office of the Judge of Probate, Shelby County, Alabama as Instrument Number 1999-46570, granted and conveyed to Regions Bank (Mortgagee) its successors and assigns, the premises described in the Mortgage to secure the payment of a certain debt or sum in the principal amount of \$120,000.00 with interest; and

**WHEREAS** the Mortgagor has requested the Mortgagee to release from the lien of the Mortgage the property described below;

**NOW THEREFORE**, the Mortgagee has granted, released, quit claimed, exonerated, and discharged, and by these presents does grant, release, quit-claim, exonerate, and discharge, to the Mortgagor, and its successors and assigns, all of the property described as follows:

**Part of the SW ¼ of the NE ¼, Section 21, T-22-S, R-3-W, identified as Tract No. 9-A on Project No. STPBH-9802(98) in Shelby County, Alabama and being more fully described as follows:**

**Commencing at the Southwest Corner of said SW ¼ of NE ¼, thence North along the west line of said SW ¼ of NE ¼ a distance of 242.0 meters, more or less to the existing north right of way line of Overland Road and the point of beginning of the property herein to be conveyed; thence westerly a distance of 2.4 meters, more or less, to the existing northeast right of way line of State Road 119; thence northwesterly along said existing northeast right of way line a distance of 29.919 meters to the north property line; thence east along said north property line a distance of 3.394 meters to a point that is 12.5 meters easterly of and at right angles to the centerline of said Project; thence southerly a distance of 29.779 meters to a point that is 12.5 meters easterly of and at right angles to said centerline at Station 15+50.11; thence westerly a distance of 1 meter, more or less, to the point of beginning. Containing 0.010 hectare, more or less.**

**ALSO: A Temporary Easement necessary for construction and being more Fully described as follows:**



Beginning at a point on the existing north right of way line of Overland Road that is 12.5 meters easterly of and at right angles to the centerline of State Road 119 at Station 15+50.11; thence northerly, parallel with said Centerline, a distance of 11.65 meters, more or less, to a point that is 12.5 meters easterly of and at right angles to said centerline at Station 15+62; thence southeasterly a distance of 12.78 meters, more or less, to a point on the existing north right of way line of Overland Road that is 16.57 meters easterly of and at right angles to said centerline at Station 15+49.83; thence westerly along said right of way line a distance of 4.08 meters, more or less, to the point of beginning. Containing 0.002 hectare, more or less.

TO HOLD THAT PROPERTY, with all appurtenances belonging or pertaining to it, to the Mortgagor, and its successors and assigns, forever freed, exonerated, and discharged from the lien of the Mortgage.

PROVIDED that nothing contained in this Release shall in any way affect, alter, or diminish the lien or encumbrance of the Mortgage on the remaining part of the property, or the remedies at law for recovering against the Mortgagor, or its successors or assigns, the unpaid balance of the principal sum, with interest, as secured by the Mortgage.

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of Mortgage on the 19th day of March, 2002.

**REGIONS BANK,  
SHELBY COUNTY**

BY: *Ken Jones*

ITS: *Vice President*

**STATE OF ALABAMA )  
*Shelby* COUNTY )**

I, *Connie S. Jeffery*, a Notary Public, in and for said county and State, hereby certify that *Ken Jones*, whose name(s) is/are signed to the foregoing Partial Release of Mortgage, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance,



STATE OF ALABAMA )  
Shelby COUNTY )

I, Connie S. Jeffery a Notary Public, in and for said  
county and State, hereby certify that Ken Jones, whose  
name(s) is/are signed to the foregoing Partial Release of Mortgage, and who is/are known to me,  
acknowledged before me on this day that, being informed of the contents of this conveyance,  
Ken Jones as such officer and with full authority, executed the same  
voluntarily, for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 19th day of March,  
2002.

Connie S. Jeffery  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

Notary Public, Alabama, State at Large  
My Commission Expires February 13, 2005