

20070130000043840 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/30/2007 08:40:44AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That for a valuable consideration, in hand paid, the undersigned, CENTRAL STATE BANK, does hereby release the hereinafter described property from the lien of that certain Mortgage and Security Agreement executed by MURPHY INVESTMENTS, LLC, an Alabama limited liability company, which said Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20051207000632910, along with that certain Mortgage Modification Agreement recorded as Instrument Number 20060306000105200 and that certain Assignment of Rents and Leases recorded as Instrument 20060918000462290, in the Office of the Judge of Probate of Shelby County, Alabama, and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby release, remise, quit claim and convey unto MURPHY INVESTMENTS, LLC, all of the right, title and interest of the undersigned in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West; thence South 0 deg. 02 min. 52 sec. East along the East line of said 1/4-1/4 section a distance of 507.63 feet; thence South 89 deg. 04 min. 41 sec. West a distance of 30.17 feet; thence South 0 deg. 02 min. 43 seconds West a distance of 428.01 feet; thence North 63 deg. 38 in. 08 sec. West a distance of 266.78 feet to the point of beginning; thence North 66 deg. 57 min. 37 sec. West a distance of 106.35 feet; thence North 4 deg. 20 min. 00 sec. East for a distance of 62.15 feet; thence North 88 deg. 42 min. 18 sec. West for a distance of 185.73 feet to a point of a non tangent curve to the right on the Southeasterly right of way line of Raquet Club Parkway; (said curve having a radius of 2654.92 feet and a central angle of 03 deg. 27 min. 43 sec.) thence in a southerly direction along said curve for a distance of 20.60 feet to a point of a curve to the right (said curve having a radius of 325.00 feet and a central angle of 21 deg. 36 min. 00 sec) thence in a Southwesterly direction run along said curve for a distance of 122.52 feet to a point on the Northeasterly right of way of Shelby County Highway No. 52, thence South 50 deg. 51 min. 19 sec. East along said right of way line a distance of 75.34 feet; thence South 55 deg. 10 min. 36 sec. East along said right of way line a distance of 87.37 feet; thence North 26 deg. 39 min. 49 sec. East for a distance of 154.93 feet; thence South 84 deg. 14 min. 09 sec. East for a distance of 117.32 feet to the point of beginning.

Also a Non Exclusive Easement for Ingress, Egress, Utilities and Drainage, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West; thence South 0 deg. 02 min. 52 sec. East along the East line of said 1/4-1/4 section a distance of 507.63 feet; thence South 89 deg. 04 min. 41 sec. West a distance of 30.17 feet; thence South 0 deg. 02 min. 43 sec. West a distance of 428.01 feet; thence North 63 deg. 38 min. 08 sec. West a distance of 266.78 feet; thence North 66 deg. 57 min. 37 sec. West a distance of 106.35 feet, thence North 4 deg. 20 min. 00 sec. East a distance of 62.15 feet; thence North 88 deg. 42 min. 18 sec. West for a distance of 105.63 feet to the point of beginning, thence continue along said line for a distance of 80.65 feet to a point on the Southeasterly right of way of Racquet Club Parkway, said point also being the point of a curve to the left (said curve having a

radius of 2654.92 feet and a central angle of 0 deg. 35 min. 38 sec.): thence in a Northeasterly direction along said right of way and the arc of said curve a distance of 27.52 feet; thence South 88 deg. 42 min. 18 sec. East leaving said ROW for a distance of 78.11 feet; thence South 00 deg. 42 min. 44 sec. East for a distance of 27.45 feet to the point of beginning.

BUT IT IS EXPRESSLY UNDERSTOOD AND AGREED that this release shall in no way, and to no extent whatsoever, affect the lien of said Mortgage as to the remainder of the property described in and secured by said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this the 26th day of January, 2007.

CENTRAL STATE BANK

By:

As its Senior Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHANE D. SCHROEDER, whose name as Senior Vice President of CENTRAL STATE 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 of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date and as the act of said banking association.

Given under my hand and official seal this the 26th day of January, 2007.

MY COMMISSION EXPIRES FEBRUARY 28, 2008

Mary T. Behn
Notary Public

My commission expires: _____

This instrument prepared by:
James J. Odom, Jr., Esq.
Post Office Box 11244
Birmingham, AL 35202-1244