



20070711000326210 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
07/11/2007 12:38:34PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that **CENTRAL STATE BANK**, the owner and holder of the indebtedness secured by that certain mortgage executed by **C & C REALTY, LLC**, an Alabama limited liability company, dated May 15, 2006 and recorded as Instrument No. 20060523000243820 on May 23, 2006 in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgage"), does hereby release the property described on **Exhibit "A"**, which is incorporated herein as if set out in full, from the lien and operation of the aforesaid Mortgage and any related security documents, and the undersigned does hereby quitclaim and release said property to the mortgagor, its successors or assigns.

This partial release shall have no effect with regard to the remaining property described or referred to in the Mortgage, and, as to such remaining property, the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has executed this Partial Release of Mortgage, as of 6/29/07, 2007.

CENTRAL STATE BANK

By: 
Name: Shane D. Schroeder
Its: Senior Vice President



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STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane D. Schwendner, whose name as Si. V.P. of **CENTRAL STATE BANK**, a Corporation, is signed to the foregoing Partial Release and who is known to me, acknowledged before me on this day that, being informed of the contents of the Partial Release, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 24th day of June, 2007.

Mary T. Baker
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 28, 2008

Prepared by:
Matthew Barnes
Baker, Donelson, Bearman, Caldwell &
Berkowitz, PC
420 North 20th Street, Suite 1600
Birmingham, AL 35203-5202

will x
St.
13

After recording return to:

Shirley Arnold
Stewart Title NTS
1980 Post Oak, Suite 610
Houston, Texas 77056
SN# 07331295

EXHIBIT A

(RELEASED PROPERTY DESCRIPTION)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING AN IRON REBAR; THENCE RUN SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 409.18 FEET TO AN IRON REBAR; THENCE LEAVING SAID SOUTH BOUNDARY, RUN NORTH 02 DEGREES 25 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 45.24 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COURSE NORTH 02 DEGREES 25 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 150.84 FEET TO A POINT THENCE RUN SOUTH 87 DEGREES 28 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 25 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 150.84 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 28 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN ACCESS EASEMENT 20 FEET IN WIDTH, 10 FEET ON BOTH SIDES OF THE CENTERLINE THEREOF, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING AN IRON REBAR; THENCE RUN SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 409.18 FEET TO AN IRON REBAR; THENCE LEAVING SAID SOUTH BOUNDARY, RUN NORTH 02 DEGREES 25 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 45.24 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 06 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 86.87 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 20 FOOT ACCESS EASEMENT HEREIN DESCRIBED; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 16 DEGREES 52 MINUTES 11 SECONDS, A RADIUS OF 247.77 FEET, A LENGTH OF 72.95 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 53 MINUTES 46 SECONDS WEST, 72.69 FEET TO A POINT; THENCE ALONG SAID CENTERLINE SOUTH 11 DEGREES 38 MINUTES 39 SECONDS WEST A DISTANCE OF 22.75 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 11 DEGREES 06 MINUTES



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54 SECONDS, A RADIUS OF 399.48 FEET, A LENGTH OF 77.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 06 MINUTES 10 SECONDS WEST, 77.38 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 16 DEGREES 25 MINUTES 55 SECONDS WEST, A RADIUS OF 259.59 FEET, A LENGTH OF 77.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 2 DEGREES 45 MINUTES 56 SECONDS EAST, 74.19 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 8 DEGREES 57 MINUTES 21 SECONDS, A RADUIS OF 433.59 FEET, A LENGTH OF 67.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 42 MINUTES 01 SECONDS EAST, 67.68 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 26 DEGREES 50 MINUTES 59 SECONDS, A RADUIS OF 184.15 FEET, A LENGTH OF 86.30 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 44 MINUTES 38 SECONDS EAST, 85.51 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 40 DEGREES 44 MINUTES 50 SECONDS, A RADIUS OF 109.88 FEET, A LENGTH OF 78.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 00 MINUTES 29 SECONDS EAST, 76.51 FEET TO A POINT; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 45 MINUTES 20 SECONDS EAST A DISTANCE OF 48.51 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGEL OF 26 DEGREES 04 MINUTES 12 SECONDS, A RADIUS OF 250.53 FEET, A LENGTH OF 113.99 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 30 MINUTES 20 SECONDS EAST 113.01 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 33 DEGREES 03 MINUTES 33 SECONDS, A RADIUS OF 267.44 FEET, A LENTH OF 154.31 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 30 MINUTES 24 SECONDS EAST, 152.18 FEET TO A POINT; THENCE ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING DELTA ANGLE OF 112 DEGREES 35 MINUTES 22 SECONDS, A RADIUS OF 128.33 FEET, A LENGTH OF 252.17 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 44 MINUTES 48 SECONDS EAST, 213.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF FULTON SPRINGS ROAD, ALSO BEING THE POINT OF ENDING.