

STATE OF ALABAMA
SHELBY COUNTY

PARTIAL RELEASE OF RECORDED LIEN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, REGIONS BANK, acknowledges sufficient payment of the indebtedness secured by that certain Real Property Mortgage executed by JFC SWEETS, LLC, an Alabama limited liability company, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20070212000065720, and re-recorded in Instrument No. 20070417000177400 to release therefrom the following described property, and the undersigned does further hereby release and satisfy said Mortgage as to the following described property, to wit:

A parcel of land situated in a portion of Lot 14, Colonial Promenade Alabaster Survey as recorded in Map Book 35, Page 102 A & B in the Office of Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northernmost corner of Lot 14 Colonial Promenade Alabaster Survey, said corner being the point of intersection of the Southeasterly Right-of-Way line of Colonial Promenade Parkway, the Northeasterly line of said Lot 14 and the Southwesterly line of Lot 15 Colonial Promenade Alabaster Survey and run in a Southeasterly direction along the common line of said Lots 14 and Lot 15 a distance of 226.48 feet to a point, said point being the point of intersection of said common line and a Northwesterly line of Lot 1 Colonial Promenade Alabaster Survey lying on a curve to the right having a radius of 1000.00 feet and a central angle of 6 degrees 42 minutes 37 seconds; thence 86 degrees 53 minutes 30 seconds to the right (angle measured from tangent) along the arc of said curve in a Southwesterly direction (leaving said common line of Lots 14 and 15) along the common line of said Lots 1 and 14 a distance of 117.12 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southwesterly direction along said common line a distance of 49.42 feet to the POINT OF BEGINNING of the parcel described herein; thence continuing along the last described course in a Southwesterly direction along said common line a distance of 28.66 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 500.00 feet and a central angle of 11 degrees 41 minutes 08 seconds; thence in a Southwesterly direction along said common line and along the arc of said curve a distance of 101.98 feet to the P.C.C. (Point of Compound Curve) of a curve to the right having a radius of 25.00 feet and a central angle of 87 degrees 32 minutes 44 seconds; thence in a Southwesterly, Westerly and Northwesterly direction along said common line and along the arc of said curve a distance of 38.20 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said common line a distance of 168.92 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 15.00 feet and a central angle of 82 degrees 35 minutes 50 seconds; thence in a Northwesterly, Northerly and Northeasterly direction along said common line and along the arc of said curve a distance of 21.62 feet to a point lying on the Southeasterly Right-of-Way line of said Colonial Promenade Parkway and being the P.R.C. (Point of Reverse Curve) of a curve to the left having a radius of 350.00 feet and a central angle of 5 degrees 25 minutes 15 seconds; thence in a Northeasterly direction (leaving said common line) along the arc of said curve and along the common line of said Southeasterly Right-of-Way line of Colonial Promenade Parkway and Lot 14 a distance of 33.11 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Northeasterly direction along said common line a distance of 111.44 feet to a point; thence 102 degrees 56 minutes 28 seconds to the right in a Southeasterly direction (leaving said common line) a distance of 228.71 feet to the POINT OF BEGINNING.



20070919000439890 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/19/2007 01:11:40PM FILED/CERT

Nothing contained in this release should be construed to release from the above described mortgage any property that is not specifically described above, and such mortgage shall remain in full force and effect as to all property described therein, less that specific piece of property described above and released hereby.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be executed this 17 day of September, 2007.

REGIONS BANK

BY: 

J. Philip Webb (Its Vice President)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that J. Philip Webb, whose name as Vice President of REGIONS BANK, a corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Agreement, he as such officer, and with full authority, executed the same voluntarily, as an act of said corporation.

Given under my hand and official seal, this the 17 day of September, 2007.



NOTARY PUBLIC

My Commission Expires:

~~MY COMMISSION EXPIRES NOVEMBER 21, 2010~~

This Instrument Prepared By:
William C. Brown
ENGEL HAIRSTON & JOHANSON, P.C.
P.O. Box 11405,
Birmingham, Alabama, 35202