


STATE OF ALABAMA)
 :
SHELBY COUNTY)


20080314000106620 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
03/14/2008 03:09:49PM FILED/CERT


PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **REGIONS BANK**, the successor-by-merger to the interest of AmSouth Bank, an Alabama banking corporation, as mortgagee, being the holder of all indebtedness that is secured by that certain Mortgage (the "Mortgage") from A. Philip Cook, Jr., as mortgagor, recorded as instrument number 20061229000636950 in the Office of the Judge of Probate of Shelby County, Alabama, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, does hereby release and discharge from the lien of the Mortgage the land described on Exhibit A (the "Released Parcel"), attached hereto and made a part hereof.

This partial release shall in no way and to no extent whatsoever release, impair or otherwise affect the lien created by said Mortgage with respect to any property other than the Released Parcel, and the Mortgage lien on such property shall remain in full force and effect. By making this release, Regions Bank makes no waiver of any remaining claim for payment of that indebtedness previously secured by said Mortgage and makes no statement or implication to the effect that all or any portion of the previously-secured indebtedness has been satisfied or paid.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized Senior Vice President this 14th day of March, 2008.

REGIONS BANK

By  _____

Its Senior Vice President

20080314000106620 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
03/14/2008 03:09:49PM FILED/CERT

STATE OF ALABAMA

)

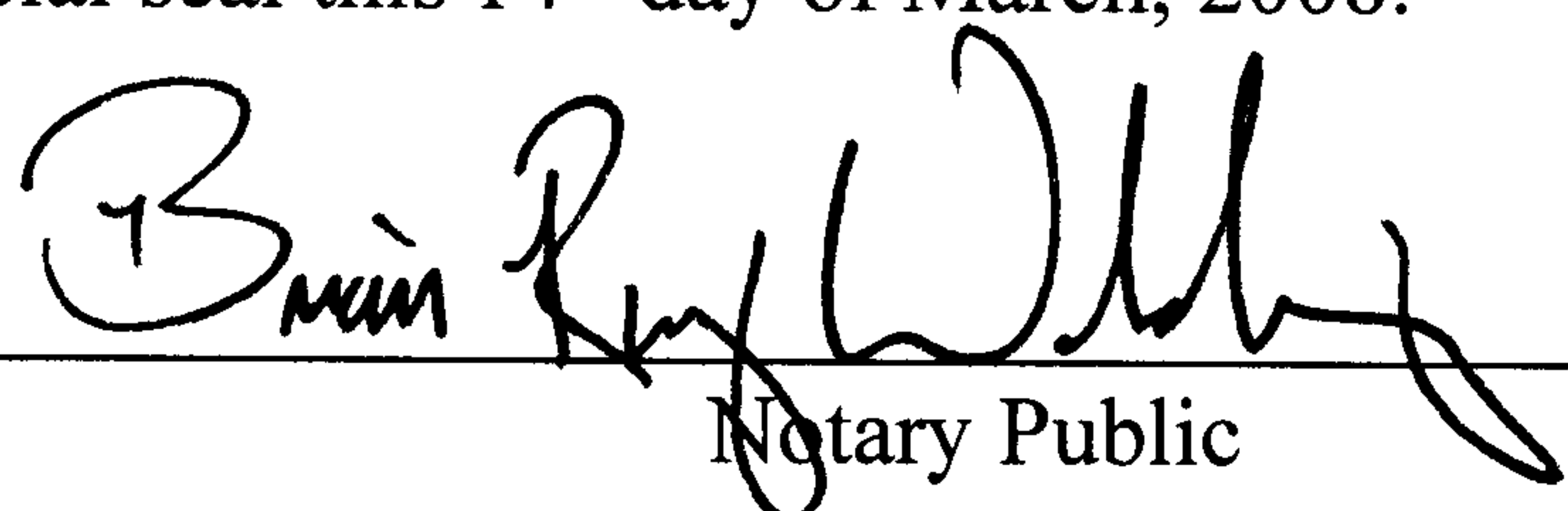
:

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gregory A. King, whose name as Senior Vice President of REGIONS BANK, an Alabama banking corporation, 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 said instrument, he/she, as such Senior Vice President and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal this 14th day of March, 2008.



Notary Public

[NOTARIAL SEAL]

My commission expires: 9/7/2008

Prepared By:
Meade Whitaker, Jr.
1819 Fifth Avenue North
Birmingham, Alabama 35203

EXHIBIT A

The following described land that is a part of the land described in the aforesaid mortgage and assignment:

LOT 1

A parcel of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter Section; thence run South 89 degrees 20 minutes 34 seconds East along the South line for a distance of 253.60 feet; thence leaving said South line, run North 07 degrees 43 minutes 19 seconds East for a distance of 461.80 feet to the POINT OF BEGINNING; thence North 00 degrees 00 minutes 00 seconds West for a distance of 476.56 feet; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 241.21 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 112.66 feet; thence run North 89 degrees 38 minutes 14 seconds East for a distance of 143.98 feet; thence run North 34 degrees 06 minutes 04 seconds East for a distance of 63.33 feet to the point of commencement of a non-tangent curve to the right, said curve having a radius of 125.25 feet, a central angle of 45 degrees 18 minutes 06 seconds, a chord bearing of North 56 degrees 04 minutes 18 seconds East for a chord distance of 96.47 feet; thence run along arc of said curve for a distance of 99.03 feet to a point on the Westernmost right of way line of Cahaba Beach Road and a point on a non-tangent curve to the right, said curve having a radius of 992.10 feet, a central angle of 00 degrees 10 minutes 38 seconds, a chord bearing of South 43 degrees 52 minutes 34 seconds East for a chord distance of 3.07 feet; thence run along arc of said curve and along said right of way for a distance of 3.07 feet; thence run South 43 degrees 48 minutes 29 seconds East along said right of way for a distance of 39.82 feet to the point of commencement of a curve to the right, said curve having a radius of 263.50 feet, a central angle of 46 degrees 55 minutes 39 seconds, a chord bearing of South 20 degrees 20 minutes 39 seconds East for a chord distance of 209.83 feet; thence run along arc of said curve and along said right of way for a distance of 215.82 feet; thence run South 03 degrees 07 minutes 10 seconds West along said right of way for a distance of 109.89 feet; thence run South 02 degrees 23 minutes 55 seconds East along said right of way for a distance of 105.49 feet; thence run South 07 degrees 54 minutes 59 seconds East along said right of way for a distance of 28.30 feet; thence leaving said right of way, run South 89 degrees 58 minutes 38 seconds West for a distance of 605.71 feet to the POINT OF BEGINNING. Said parcel contains 258,219 square feet or 5.93 acres more or less.

LOT 2

A parcel of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said quarter-quarter Section; thence run North 00 degrees 31 minutes 45 seconds West along the West line of said Section for a distance of 1175.79 feet; thence leaving said West line, run South 86 degrees 19 minutes 16 seconds East for a distance of 398.74 feet to the point of commencement of a curve to the right, said curve having a radius of 547.00 feet, a central angle of 12 degrees 18 minutes 50 seconds, a chord bearing of South 80 degrees 09 minutes 50 seconds East for a chord distance of 117.33 feet; thence run along arc of said curve for a distance of 117.56 feet to a point on the Southernmost right of way line of Cahaba Beach Road (60' right of way) and the point of commencement of a non-tangent curve to the right, said curve having a radius of 233.55 feet, a central angle of 22 degrees 14 minutes 27 seconds, a chord bearing of South 71 degrees 48 minutes 43 seconds East for a chord distance of 90.09 feet; thence run along arc of said curve and along said right of way for a distance of 90.66 feet to the point of commencement of a non-tangent curve to the right, said curve having a radius of 992.10 feet, a central angle of 16 degrees 42 minutes 17 seconds, a chord bearing of South 52 degrees 19 minutes 01 seconds East for a chord distance of 288.22 feet; thence run along arc of said curve and along said right of way for a distance of 289.25 feet to the point of commencement of a non-tangent curve to the left, thence leaving said right of way, said curve having a radius of 125.25 feet, a central angle of 45 degrees 18 minutes 04 seconds, a chord bearing of South 56 degrees 04 minutes 17 seconds West for a chord distance of 96.47 feet; thence leaving said right of way, run along arc of said curve for a distance of 99.03 feet; thence run South 34 degrees 06 minutes 04 seconds West for a distance of 63.33 feet; thence run South 89 degrees 38 minutes 14 seconds West for a distance of 143.98 feet; thence run North 00 degrees 00 minutes 00 seconds West for a distance of 112.66 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 241.21 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 476.56 feet; thence run South 07 degrees 43 minutes 19 seconds West for a distance of 461.80 feet; thence run North 89 degrees 20 minutes 34 seconds West for a distance of 253.60 feet to the POINT OF BEGINNING. Said parcel contains 458,712 square feet or 10.53 acres more or less. Less and except any portion lying within Cahaba Beach Road right of way.