

FT 86175

20080828000344600 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/28/2008 10:44:40AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

PARTIAL RELEASE OF MORTGAGES AND LIEN SUBORDINATION

KNOW ALL MEN BY THESE PRESENTS; that the undersigned, Central State Bank being the mortgagee in those certain mortgages described as mortgage given by Randy Goggans to Central State Bank, dated 03-17-06, in the amount of \$879,000.00 and recorded in Instrument Number 20060322000135480 and corrected legal description recorded in Instrument Number 20060612000278500 in the Probate Office of Shelby County, Alabama.

By its signature hereto, Mortgagee does hereby release that certain real property described on Exhibit A from the lien of the mortgages and further, does hereby subordinate the mortgages to the ingress/egress easement described on Exhibit B attached hereto and incorporated by reference herein.

This instrument is intended to be a partial release only and is not intended to affect the lien of the mortgages on the balance of the real property described in the mortgages.

Done this 19th day of August, 2008.

Central State Bank

By: [Signature]
Its: Sr. Vice President

STATE OF ALABAMA)
Shelby COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Milton Schroeder Jr. whose name as Sr. Vice President of Central State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 19th day of August, 2008.

[Signature]
Notary Public
My Commission Exp. _____

My Commission Expires Aug 13, 2011

This Instrument Prepared by:
James F. Burford, III
Attorney at Law
1318 Alford Avenue, Suite 101
Birmingham, AL 35226



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LEGAL DESCRIPTION

A parcel of land being a portion of that certain tract of land as described in Inst. No. 20071228000583290 in the Judge of Probate Office of Shelby County, Alabama lying in the Southeast $\frac{1}{4}$ of Section 13, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1 inch open top found in place at the Southeast corner of the Southeast $\frac{1}{4}$ of Section 13, Township 19 South, Range 1 East; thence North 90 deg. 00 min. 00 sec. West along the South line of Section 13, a distance of 2,508.34 feet to a 2 inch open top found in place; thence North 86 deg. 18 min. 45 sec. West a distance of 50.15 feet to a $\frac{1}{2}$ inch open top found in place at Southwest corner of said Southeast $\frac{1}{4}$; thence North 02 deg. 09 min. 45 sec. West along the West line of said Southeast $\frac{1}{4}$ a distance of 75.61 feet to the Point of Beginning; thence continuing North 02 deg. 09 min. 45 sec. West along said West line a distance of 1,250.46 feet to a 1 inch open top found in place at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 01 deg. 55 min. 19 sec. East a distance of 1,425.66 feet to a 1-post found in place at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South 88 deg. 54 min. 53 sec. East along the North line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 911.74 feet to a point; thence South 01 deg. 05 min. 07 sec. West a distance of 1,944.77 feet to the centerline of a creek; thence the following 12 courses along said creek centerline South 58 deg. 12 min. 26 sec. West a distance of 70.53 feet to a point; thence South 12 deg. 30 min. 14 sec. West a distance of 115.21 feet to a point; thence South 50 deg. 26 min. 26 sec. West a distance of 235.71 feet to a point; thence South 76 deg. 50 min. 19 sec. West a distance of 81.77 feet to a point; thence South 34 deg. 47 min. 57 sec. West a distance of 83.25 feet to a point; thence South 80 deg. 42 min. 23 sec. West a distance of 168.49 feet to a point; thence South 41 deg. 42 min. 42 sec. West a distance of 151.92 feet to a point; thence South 26 deg. 54 min. 43 sec. West a distance of 81.27 feet to a point; thence South 09 deg. 42 min. 09 sec. West a distance of 117.52 feet to a point; thence South 59 deg. 03 min. 31 sec. West a distance of 49.38 feet to a point; thence North 77 deg. 48 min. 36 sec. West a distance of 63.76 feet to a point; thence North 74 deg. 20 min. 51 sec. West a distance of 55.03 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT 'A'

EXHIBIT B

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Ingress and Egress Easement (NON EXCLUSIVE)

An easement being a portion of that certain tract of land as described in Inst. No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the Northeast ¼ of Section 24, Township 19 South, Range 1 East, and being more particularly described as follows:

Commence at a 1 inch open top found in place at the Southeast corner of the Southeast ¼ of Section 13, Township 19 South, Range 1 East, thence North 90 deg. 00 min. 00 sec. West, a distance of 2,508.34 feet to a 2 inch open top found in place and the Point of Beginning; thence South 02 deg. 52 min. 53 sec. West a distance of 1,050.98 feet to a point; thence South 86 deg. 57 min. 34 sec. East a distance of 49.90 feet to a point; thence South 03 deg. 23 min. 29 sec. West a distance of 1,292.42 feet to the Northerly right-of-way of Westover Road; thence along said right-of-way North 79 deg. 48 min. 37 sec. West a distance of 100.27 feet, thence leaving said right-of-way North 03 deg. 22 min. 32 sec. East a distance of 1,280.03 feet to a point; thence North 02 deg. 52 min. 30 sec. East a distance of 1,051.46 feet to a ½ inch open top found in place at the Southwest corner of the Southeast ¼ of Section 13; thence North 2 deg. 09 min. 45 sec. West along the West line of said Southeast ¼ a distance of 75.61 feet to a point on the centerline of a creek; thence South 74 deg. 20 min. 51 sec. East along said centerline 55.03 feet to a point; thence South 00 deg. 04 min. 59 sec. West a distance of 63.94 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALTA Commitment (6-17-06) Schedule A - continued

prepared:

Let:

CENTRAL STATE BANK
P.O. BOX 180
CALERA, ALABAMA 35040