


This Instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East Suite 160  
Birmingham, AL 35223

  
20090819000320270 1/3 \$17.00  
Shelby Cnty Judge of Probate, AL  
08/19/2009 04:06:40 PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, COMPASS MORTGAGE CORPORATION, does hereby release the hereinafter particularly described property from (1) the lien of that certain mortgage executed by PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THREE, to COMPASS MORTGAGE CORPORATION in the amount of \$1,200,000.00 dated February 16, 2009, filed for record on February 18, 2009, in Instrument #20090218000058400; (2) the lien of that certain mortgage executed by PINE MOUNTAIN PRESERVE, LLLP and PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THREE, to COMPASS MORTGAGE CORPORATION in the amount of \$1,200,000.00 dated February 16, 2009, filed for record on February 18, 2009, in Instrument #20090218000058410 (3) the lien of that certain mortgage executed by PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THREE, and PINE MOUNTAIN PRESERVE, INC. to COMPASS MORTGAGE CORPORATION in the amount of \$1,200,000.00 dated February 16, 2009, filed for record on February 18, 2009, in Instrument #20090218000058420, and (4) UCC-1 Financing Statement recorded in Instrument #20090218000058460, all being recorded in the Probate Office of Jefferson County, Alabama; and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, quit claim and convey unto PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THREE, an Alabama Public Corporation, who claims to be the present owner, all of the right, title and interest of the undersigned in and to the following described property located in Shelby COUNTY, STATE OF ALABAMA, to wit:

See Exhibits "A" and "B" attached hereto and made a part hereof for legal description of property being released herewith known as the Pine Mountain Preserve Fire Station parcel.

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, the undersigned Ben Hendrix whose name as Vice-President of COMPASS MORTGAGE CORPORATION has caused this instrument to be executed on this \_\_\_\_ day of August, 2009.


COMPASS MORTGAGE CORPORATION

BY:   
Ben Hendrix  
Its: Vice-President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County in said State, hereby certify that Ben Hendrix, whose name as Vice-President of COMPASS MORTGAGE 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 the instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal of office this 7th day of August, 2009.

  
NOTARY PUBLIC

My Commission expires: 11-6-10



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**EXHIBIT "A"**

**DESCRIPTION: SITE**

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH 89°01'24" EAST ALONG THE NORTH LINE OF SAID SECTION 29 FOR 954.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HERIEN DESCRIBED; THENCE RUN SOUTH 89°01'24" EAST ALONG THE NORTH LINE OF SAID SECTION 29 FOR 206.08 FEET; THENCE RUN SOUTH 27°36'38" WEST FOR 67.71 FEET; THENCE RUN SOUTH 24°31'50" EAST FOR 169.21 FEET; THENCE RUN SOUTH 23°55'33" WEST FOR 38.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY #280; THENCE RUN SOUTH 65°28'10" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 223.38 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CARDEN CREST SUBDIVISION; THENCE RUN NORTH 04°16'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 346.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 59,868 SQUARE FEET OR 1.37 ACRES.

  
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**EXHIBIT "B"**

**DESCRIPTION: EASEMENT FOR SANITARY FIELD LINES**

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH 89°01'24" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 954.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 89°01'24" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 206.08; THENCE RUN NORTH 27°36'38" EAST FOR 207.23 FEET; THENCE RUN NORTH 04°16'57" WEST FOR 66.68 FEET; THENCE RUN SOUTH 85°43'03" WEST FOR 314.70 FEET TO A POINT ON THE EAST LINE OF SAID CARDEN CREST SUBDIVISION; THENCE RUN SOUTH 04°16'57" EAST ALONG THE EAST LINE OF SAID CARDEN CREST SUBDIVISION FOR 223.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 64,784 SQUARE FEET OR 1.49 ACRES.