


STATE OF ALABAMA  
COUNTY OF MOBILE

  
20091223000468750 1/3 \$17.00  
Shelby Cnty Judge of Probate, AL  
12/23/2009 01:23:22 PM FILED/CERT

## **PARTIAL RELEASE OF PROPERTY FROM MORTGAGE**

KNOW ALL PERSONS BY THESE PRESENTS, THAT WHEREAS the undersigned, DELANEY DEVELOPMENT, INC., is the owner and holder of record of that certain Mortgage executed and delivered by DDF TWO, LLC, dated February 5, 2009, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20090530000250950, in which Mortgage the property described below together with other property is described and conveyed; and

WHEREAS, for the consideration herein set out, the said DELANEY DEVELOPMENT, INC. has agreed to release from the lien of said Mortgage the hereinafter described land; and

WHEREAS, the mortgagor of the land, DDF TWO, LLC, has requested this release.

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) cash paid to the undersigned on the execution and delivery of this Instrument, the receipt of which sum is hereby acknowledged, the said DELANEY DEVELOPMENT, INC. does hereby release, remise, convey and quitclaim unto DDF TWO, LLC, and unto its heirs and assigns, from the lien, operation and effect of said Mortgage, that part of the land described in said Mortgage which is described as follows:

**A parcel of land situated in the NE ¼ and the SE ¼ of the Southwest ¼ of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: Begin at the NW corner of the NE ¼ of the SW ¼ of Section 24, Township 20 South, Range 2 West being a 2" hexagon rod found; thence along the North line of said ¼- ¼ section S 87°35'37" E a distance of 602.90 feet to a point; thence S 7°02'07" E leaving said ¼- ¼ section line, a distance of 125.38 feet to a PK nail set in the centerline of Griffin Lake Road; thence along the centerline of Griffin Lake Road 20.91 feet to a PK nail set along an arc to the left, having a radius of 300.00 feet, the chord bearing of which is S 9°01'54" E for a distance of 20.90 feet; thence S 11°01'41" E a distance of 146.39 feet to a PK nail set; thence continue along said centerline 190.80 feet to a PK nail set along an arc to the left, having a radius of 300.00 feet, the chord of which is S 29°14'53" E for a distance of 187.60 feet; thence continue along said centerline S 47°28'04" E a distance of 187.80 feet to a PK nail set; thence continue along said centerline 185.88 feet to a PK nail set along**

an arc to the left, having a radius of 250.00 feet, the chord of which is S 68°46'05" E for a distance of 181.63 feet; thence continue along said centerline N 89°55'54" E a distance of 142.93 feet to a PK nail set at the intersection of Griffin Lake Road and Griffin Road; thence along the centerline of Griffin Road, leaving Griffin Lake Road 69.20 feet to a PK nail set along an arc to the left, having a radius of 500.00 feet, the chord of which is S 60°37'59" W for a distance of 69.15 feet; thence continue along said centerline S 56°40'05" W a distance of 72.40 feet to a PK nail set; thence continue along said centerline 51.81 feet to a PK nail set along an arc to the left, having a radius of 500.00 feet, the chord of which is S 53°41'58" W for a distance of 51.79 feet; thence continue along said centerline S 50°43'52" W a distance of 161.63 feet to a PK nail set; thence continue along said centerline 60.05 feet to a PK nail set along an arc to the right, having a radius of 1500.00 feet, the chord of which is S 51°52'40" W for a distance of 60.05 feet; thence continue along said centerline S 53°01'29" W a distance of 202.55 feet to a PK nail set; thence continue along said centerline 227.37 feet to a PK nail set along an arc to the right, having a radius of 1500.00 feet, the chord of which is S 57°22'02" W for a distance of 227.15 feet; thence continue along said centerline S 61°42'34" W a distance of 105.12 feet to a point; thence continue along said centerline 82.98 feet to a PK nail set along an arc to the left, having a radius of 1000.00 feet, the chord of which is S 59°19'56" W for a distance of 82.96 feet; thence continue along said centerline S 56°57'18" W a distance of 95.69 feet to a PK nail set; thence continue along said centerline 27.35 feet to a PK nail set along an arc to the left, having a radius of 250.00 feet, the chord of which is S 53°49'16" W for a distance of 27.33 feet; thence continue along said centerline S 50°41'15" W a distance of 95.19 feet to a PK nail set; thence leaving the centerline of Griffin Road N 39°18'45" W a distance of 30.00 feet an iron pin found, capped EDG, on the Northern Right-of-Way of Griffin Road as recorded with the Judge of Probate, Shelby County, Alabama on the Yellowleaf Creek Farms Subdivision in Map Book 41 Page 83; thence along said Right-of-Way S 50°41'15" W a distance of 63.73 feet to an iron pin found, capped EDG; thence continue along said Right-of-Way 161.47 feet to the intersection of the Northern Right-of-Way of Griffin Road and the Western line of the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 2 West to an iron pin set along an arc to the right, having a radius of 175.00 feet, the chord of which is S 77°07'15" W for a distance of 155.80 feet; thence leaving said Right-of-Way and along the Western line of the SE ¼ and the NE ¼ of Section 24, Township 20 South, Range 2 West N 2°16'12" E a distance of 1,432.13 feet and the POINT OF BEGINNING.

All being situated in Shelby County, Alabama.

As to all other land described and conveyed in said Mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said DDF TWO, LLC, and its heirs and assigns, forever.

This release is given for the purpose of enabling said DDF TWO, LLC to make a valid conveyance of said land free and clear of the lien of said Mortgage.



IN WITNESS WHEREOF, the undersigned has executed this Instrument, under seal this

11<sup>th</sup> day of December, 2009.

Delaney Development, Inc.

[Corporate Seal]

By: *Robert S. Frost*  
Robert S. Frost  
As its: Chief Executive Officer

GRANTEE'S ADDRESS:  
DDF TWO, LLC  
225 Springhill Memorial Place  
Mobile, Alabama 36608

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said State and County, hereby certify that ROBERT S. FROST, whose name is signed to the foregoing instrument as Chief Executive Officer of Delaney Development, Inc., an Alabama Corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on behalf of and as the act of said Corporation, with full authority, on the day the same bears date.

Given under my hand and official notarial seal this 11<sup>th</sup> day of December, 2009.



Official Notary Public Seal  
Deborah M. Paul  
State of Alabama at Large  
Principal Office in Mobile Co.

*Deborah M. Paul*  
Notary Public  
State of Alabama at Large

My Commission Expires: 7-10-13

Notice is given as required by Alabama law that this Instrument was prepared by Robert S. Frost, Attorney, 225 Springhill Memorial Place, Mobile, Alabama, 36608.