



20100203000034540 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
02/03/2010 02:22:26 PM FILED/CERT

77-0010251336-
3988 = Lot 149
Canaba Beach

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for value received, the undersigned, COMPASS BANK, a corporation, does hereby release the hereinafter particularly described property from the lien of that certain Mortgage executed by CAHABA BEACH INVESTMENTS, LLC, an Alabama limited liability company, to COMPASS BANK, dated October 14, 2005, recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20051024000550560, and Amended and Restated Mortgage as recorded in Instrument 20090421000147180, and Amendment to Amended and Restated Mortgage as recorded in Instrument 20090826000329920 and Assignment of Rents and Leases, dated October 14, 2005, recorded in Instrument 20051024000550570 in said county, the receipt of which is hereby acknowledged, the undersigned does hereby release all of its rights, title and interest in and to the following described property in Shelby County, Alabama, to-wit:

Unit 149, Building 33 in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteen Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54; and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, effect 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, COMPASS BANK, a corporation, has caused these presents to be executed this 26 day of January, 2010.

COMPASS BANK

By: Karen D. Babineaux
KAREN D. BABINEAUX
Its: VP

STATE OF TEXAS

COUNTY OF Harris

I, the undersigned Notary Public in and for said County in said State, hereby certify that KAREN BABINEAUX whose name as VP of COMPASS BANK, a 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26 day of January, 2010.

My Commission expires:

Tracy Hoang
Notary Public

