


This instrument was prepared by and after
recording return to:

Ronald R. Dietrich, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive
Chicago, Illinois 60601

**FULL
RELEASE OF LOAN
DOCUMENTS**


20100521000162400 1/6 \$26.00
Shelby Cnty Judge of Probate, AL
05/21/2010 02:45:55 PM FILED/CERT

(For Recorders Use Only)

KNOW ALL MEN BY THESE PRESENTS, that **SUNTRUST BANK**, a Georgia banking corporation, as Agent, having an office at 303 Peachtree Street, Atlanta, Georgia 30308, for and in consideration of the payment of the indebtedness secured by the Loan Documents hereinafter mentioned, and the cancellation of all the obligations thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY, and QUIT CLAIM** unto **SUNTRUST EQUITY FUNDING, LLC**, a Delaware limited liability company ("Borrower"), having an office at 303 Peachtree Street, Atlanta, Georgia 30308, its legal representatives, successors, and assigns, all the right, title interest, claim or demand whatsoever that **SUNTRUST BANK**, a Georgia banking corporation, as Agent ("Lender") may have acquired in, through or by the following Loan Documents:

that certain Leasehold and Fee Mortgage, Security Agreement and Fixture Filing dated November 20, 2003 and recorded on November 25, 2003 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20031125000773110, with respect to the premises therein described and as set forth on **Exhibit A** attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining, as the same was amended pursuant to that certain First Amendment to Leasehold and Fee Mortgage, Security Agreement and Fixture Filing dated December 21, 2007, and recorded on December 28, 2007, in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20071228000583630 with respect to the premises therein described and as set forth on **Exhibit A-1** attached hereto and made a part hereof;

that certain Assignment of Leases and Rents, Guaranty Agreement, Construction Agency Agreement and Mortgage dated November 20, 2003 and recorded on November 25, 2003 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20031125000773120, with respect to the premises therein described and as set forth on **Exhibit A** attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining, as the same was amended pursuant to that certain First Amendment to Assignment of Leases and Rents, Guaranty Agreement, Construction Agency Agreement and Mortgage dated December 21, 2007, and recorded on December 28, 2007 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number

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20071228000583610, with respect to the premises therein described and as set forth on Exhibit A-1 attached hereto and made a part hereof; and

that certain Financing Statement recorded on December 4, 2003 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20031204000787250, with respect to the premises therein described and as set forth on Exhibit A attached hereto and made a part hercof, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, this Full Release of Loan Documents has been duly executed and delivered by the undersigned, this May 20, 2010.

SUNTRUST BANK,
a Georgia banking corporation

By:

Name:

Title:

Dana Dhalwal
Dana Dhalwal
Director

STATE OF GEORGIA)

ss.

COUNTY OF FULTON)

I, Sarah Hughes, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the Director of SUNTRUST BANK, a Georgia banking corporation, personally known to me to be the Director of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Dana Dhalwal, he signed and delivered the said instrument and caused the seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

being informed of the contents herein

Given under my hand and notarial seal this 18 day of May, 2010.

S. Hughes
Notary Public


Commission Expires:



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EXHIBIT A

Legal Description


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Part of Lot 1, according to the Survey of Greystone, 3rd Sector, also known as Greystone Commercial Properties, as recorded in Map Volume 14, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

From the existing 2 inch capped iron pipe being the locally accepted most Northerly corner of said Lot 1, run in a Southwesterly direction along the Southeast right of way line of Alabama Highway #119 for a distance of 555 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left 103 degrees, 00 minutes and run in an Southeasterly direction for a distance of 405.0 feet to an existing iron rebar; thence turn an angle to the left of 20.40 feet and run in an Easterly direction for a distance of 305.0 feet to an existing iron rebar; thence turn an angle to the right of 74 degrees, 0 minutes and run in a Southeasterly direction for a distance of 273.0 feet to an existing iron rebar; thence turn an angle to the right of 11 degrees, 02 minutes, 21 seconds and run in a Southeasterly direction for a distance of 414.07 feet to an existing iron rebar being on the East line of said Lot 1; thence turn an angle to the right of 28 degrees, 37 minutes, 04 seconds and run in a Southwesterly direction along the East line of said Lot 1 for a distance of 467.12 feet to an existing iron rebar being a corner of said Lot 1 and being on the North right of way line of Greystone Way and being on a curve, said curved North right of way line of Greystone Way being concave in a Northerly direction and having a central angle of 43 degrees, 51 minutes, 30 seconds and a radius of 410.0 feet; thence turn an angle to the right (78 degrees, 10 minutes, 22 seconds to the chord of said curve) and run in a Westerly direction along the arc of said curve and along the North right of way line of said Greystone Way for a measured distance of 305.90 feet along the chord for an arc length of 313.85 feet to an existing iron rebar being a point of ending of said curve and still being on the North right of way line of Greystone Way; thence turn an angle to the right (21 degrees, 49 minutes, 24 seconds from last mentioned chord line) and run in a Northwesterly direction along the North right of way line of said Greystone Way for a measured distance of 457.44 feet to an existing iron rebar; thence turn an angle to the right of 3 degrees, 41 minutes, 36 seconds and run in a Northwesterly direction along the North right of way line of said Greystone Way for a distance of 157.83 feet to an existing iron rebar; thence turn an angle to the left of 3 degrees, 40 minutes, 57 seconds and run in a Northwesterly direction along the Northerly right of way line of said Greystone Way for a measured distance of 272.76 feet to an existing iron rebar at the point of beginning of a curve, said latest curve being concave in a Northeasterly direction and having a central angle of 89 degrees, 55 minutes, 00 seconds and a radius of 25.00 feet; thence turn an angle to the right and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 39.23 feet (chord measures 35.33 feet and to obtain the chord turn an angle to the right of 44 degrees, 28 minutes, 05 seconds from last mentioned 272.76 line) to a point of ending of said curve and being marked by an existing iron rebar and being on the East right of way line of Alabama Highway #119, said point being on a curve, said curve being concave in a Southeasterly direction and having a central angle of 0 degrees, 57 minutes, 55 seconds and a radius of 5,769.57 feet; thence run in a Northerly direction along the East right of way line of said Alabama Highway #119 and along the arc of said curve for a distance of 97.20 feet to an existing iron rebar set by Weygand; thence continue in a Northeasterly direction along

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the East right of way line of said Alabama Highway #119 for a distance of 679.80 feet, more or less, to the point of beginning. Being situated in Shelby County, Alabama.




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EXHIBIT A-1

Legal Description


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A part of Lot 1, Greystone – 3rd Sector as recorded in Map Book 14, Page 79 in the office of the Judge of Probate of Shelby County, Alabama and situated in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeasterly Corner of Lot 1, Greystone – 3rd Sector as recorded in Map Book 14, Page 79 in the office of the Judge of Probate of Shelby County, Alabama, and said point on the Northerly right-of-way line of Greystone Way as recorded in Map Book 29, Page 123 in the office of the Judge of Probate of Shelby County, Alabama, and run in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 475.06 feet to a point; thence 28 degrees 31 minutes 55 seconds to the left in a Northwesterly direction a distance of 413.33 feet to a point; thence 11 degrees 02 minutes 21 seconds to the left in a Northwesterly direction a distance of 273.00 feet to a point; thence 74 degrees 00 minutes 00 seconds to the left in a Westerly direction a distance of 16.64 feet to the Point of Beginning; thence continue along the last described course in a Westerly direction a distance of 288.36 feet to a point; thence 20 degrees 40 minutes 00 seconds to the right in a Northwesterly direction a distance of 405.00 feet to a point on the Southeasterly right-of-way line of Alabama Highway No. 119 (Cahaba Valley Road); thence 77 degrees 00 minutes 00 seconds to the left in a Southwesterly direction along the Southeasterly right-of-way line of Alabama Highway No. 119 (Cahaba Valley Road) a distance of 702.97 feet to the P.C. (point of curve) of a curve to the left having a radius of 5689.58 feet and a central angle of 0 degrees 49 minutes 53 seconds; thence in a South westerly direction along the arc of said curve and the Southeasterly right-of-way line of Alabama Highway No. 119 (Cahaba Valley Road) a distance of 82.57 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 25.60 feet and a central angle of 89 degrees 07 minutes 58 seconds, said curve lying on the Northeasterly right-of-way line of Greystone Way; thence in a Southwesterly, Southerly and Southeasterly direction along the arc of said curve and the right-of-way line of Greystone Way a distance of 39.83 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southeasterly direction along the Northeasterly right-of-way line of Greystone Way a distance of 272.56 feet to a point; thence 3 degrees 37 minutes 56 seconds to the right in a Southeasterly direction along the Northeasterly right-of-way line of Greystone Way a distance of 157.86 feet to a point; thence 3 degrees 37 minutes 56 seconds to the left in a Southeasterly direction along the Northeasterly right-of-way line of Greystone Way a distance of 250.12 feet to a point; thence 88 degrees 50 minutes 36 seconds to the left in a Northeasterly direction (leaving said right-of-way line) a distance of 72.81 feet to the P.C. (point of curve) of a curve to the right having a radius of 370.50 feet and a central angel of 23 degrees 26 minutes 54 seconds; thence in a Northeasterly direction along the arc of said curve a distance of 151.63 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 517.00 feet and a central angel of 24 degrees 29 minutes 13 seconds; thence in a Northeasterly direction along the arc of said curve a distance of 220.95 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northeasterly direction a distance of 70.27 feet to a

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point; thence 90 degrees 00 minutes to the right in a Southeasterly direction a distance of 25.00 feet to a point; thence 90 degrees 00 minutes to the left in a Northeasterly direction a distance of 39.65 feet to the P.C. (point of curve) of a curve to the left having a radius of 655.00 feet and a central angle of 47 degrees 12 minutes 36 seconds; thence in a Northeasterly, Northerly and Northwesterly direction along the arc of said curve a distance of 539.70 feet to a point; thence 78 degrees 56 minutes 03 seconds to the right (angle measured to tangent) in a Northeasterly direction a distance of 55.73 feet to the Point of Beginning.

Containing 15.980 acres.

