

STATE OF ALABAMA
SHELBY COUNTY

20101103000368130 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/03/2010 11:30:30 AM FILED/CERT

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 existing ingress/egress and utility easements A & B described on Exhibit A 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 3rd day of November, 2010.

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 M. Schroeder, Jr, whose name as Sr. VP 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 3rd day of Nov, 2010.

[Signature]
Notary Public

My Commission Exp. My Commission Expires July 28, 2014

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

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

STEWART TITLE GUARANTY COMPANY**COMMITMENT****SCHEDULE C
LEGAL DESCRIPTION**20101103000368130 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/03/2010 11:30:30 AM FILED/CERT

Issuing Office File No.: T-84128

PARCEL A – Woodrow Wilson, Jr. Testamentary Trust, Patricia R. Mize, Trustee

A parcel of land lying in the Southwest Quarter of Section 18, Township 19 South, Range 2 East and in the Southeast Quarter of Section 13, Township 19 South, Range 1 East all in Shelby County, Alabama and being more particularly described as follow:

Commence at a 1" open top pipe found marking the southwest corner of said Section 18; thence S 87°13'45" E along the south line of said Section 18 a distance of 188.10 feet to a 5/8" capped rebar set (SMW 627 LS) and the Point of Beginning; thence N 15°21'40" W a distance of 1210.01 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 68°39'31" W a distance of 64.03 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 56°56'51" W a distance of 38.96 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 59°29'00" W a distance of 37.50 feet to a 5/8" capped rebar set (SMW 627 LS) at the intersection with the centerline of a gravel drive; thence along said gravel drive the following courses: S 81°24'47" E a distance of 51.47 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 56°47'35" E a distance of 43.76 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 26°26'46" E a distance of 75.78 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 10°01'16" E a distance of 12.99 feet to a 5/8" capped rebar set (SMW 627 LS); thence departing said gravel drive and continuing along the centerline of a creek the following courses: S 78°07'33" E a distance of 43.72 feet; thence S 88°44'05" E a distance of 58.13 feet; thence S 13°18'03" W a distance of 89.56 feet; thence S 58°58'43" E a distance of 74.96 feet; thence S 59°23'30" E a distance of 19.50 feet; thence N 33°10'30" E a distance of 98.08 feet; thence N 66°04'43" E a distance of 23.71 feet; thence S 74°44'41" E a distance of 28.88 feet; thence S 42°05'52" E a distance of 62.50 feet; thence S 22°28'47" E a distance of 55.71 feet; thence N 82°37'03" E a distance of 39.90 feet; thence S 80°45'43" E a distance of 75.80 feet; thence N 72°18'09" E a distance of 61.33 feet; thence N 00°37'50" E a distance of 20.00 feet; thence N 10°37'22" E a distance of 110.04 feet; thence S 83°26'22" E a distance of 17.72 feet; thence S 64°00'48" E a distance of 131.26 feet; thence N 65°22'07" E a distance of 20.59 feet; thence N 04°03'58" W a distance of 48.36 feet; thence N 33°24'49" E a distance of 117.17 feet; thence S 40°10'37" E a distance of 23.64 feet; thence S 89°26'53" E a distance of 24.62 feet; thence departing the centerline of said creek S 00°00'00" E a distance of 780.00 feet to a 5/8" capped rebar set (SMW 627 LS); thence S 20°34'06" E a distance of 681.10 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 87°13'45" W along the south line of said Section 18 a distance of 694.81 feet to the Point of Beginning. Said described parcel of land contains 20.00 acres, more or less.

PARCEL B – Patricia R. Mize

A parcel of land lying in the Southwest Quarter of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follow:

Commence at a 1" open top pipe found marking the southwest corner of said Section 18; thence S 87°13'45" E along the south line of said Section 18 a distance of 882.91 feet to a 5/8" capped rebar set (SMW 627 LS) and the Point of Beginning; thence N 20°34'06" W a distance of 681.10 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 00°00'00" W a distance of 780.00 feet to the centerline of a creek; thence along the centerline of said creek the following courses and distances: N 76°16'32" E a distance of 28.85 feet;

(continued)

EXHIBIT A page 2 of 3
Stewart Title Guaranty Company

COMMITMENT

SCHEDULE C

(continued)



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Agent File No.: **T-84128B**

thence N 41°54'21" E a distance of 36.22 feet; thence N 04°21'01" W a distance of 18.80 feet; thence N 18°06'06" E a distance of 10.43 feet; thence N 72°45'01" E a distance of 33.40 feet; thence S 61°12'12" E a distance of 59.54 feet; thence N 87°55'05" E a distance of 79.49 feet; thence N 43°10'21" E a distance of 48.37 feet; thence N 75°01'52" E a distance of 52.66 feet; thence N 74°20'31" E a distance of 58.59 feet; thence S 79°05'45" E a distance of 17.79 feet; thence S 53°16'24" E a distance of 9.50 feet; thence S 41°54'47" E a distance of 18.82 feet; thence N 81°21'29" E a distance of 1.98 feet; thence S 88°32'46" E a distance of 20.35 feet; thence S 56°08'14" E a distance of 42.29 feet; thence N 55°15'56" E a distance of 31.23 feet; thence S 72°45'50" E a distance of 20.53 feet; thence S 47°03'22" W a distance of 13.86 feet; thence S 57°15'28" E a distance of 22.29 feet; thence S 16°48'28" E a distance of 17.45 feet; thence S 46°32'01" E a distance of 24.17 feet; thence S 02°09'10" W a distance of 27.67 feet; thence N 83°26'42" E a distance of 66.91 feet; thence S 84°17'45" E a distance of 74.09 feet; thence departing the centerline of said creek S 01°19'22" W a distance of 88.63 feet to a 3" capped pipe found marking the northeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence S 01°12'44" W a distance of 1342.62 feet to a 1/2" rebar found marking the southeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence N 87°13'45" W along the south line of said Section 18 a distance of 399.36 feet to the Point of Beginning. Said described parcel of land contains 20.41 acres, more or less.

EXISTING INGRESS/EGRESS & UTILITY EASEMENT "A"

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 of Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence S 02°52'53" W a distance of 1050.98 feet to a point; thence S 86°57'34" E a distance of 49.90 feet to a point; thence S 03°23'29" W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way N 79°48'37" W a distance of 100.27 feet; thence leaving said right-of-way N 03°22'32" E a distance of 1280.03 feet to a point; thence N 02°52'30" E a distance of 1051.46 feet to a 1/2" open top found in place at the southwest corner of the SE 1/4 of Section 13; thence N 2°09'45" W along the west line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence S 74°20'51" E along said centerline 55.03 feet to a point; thence S 00°04'59" W a distance of 63.94 feet to the Point of Beginning. Said above described easement contains 4.2 acres, more or less.

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Stewart Title Guaranty Company

COMMITMENT

SCHEDULE C

(continued)



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INGRESS/EGRESS & UTILITY EASEMENT "B"

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found; thence N 00°04'59" E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 89°55'01" E a distance of 151.87 feet to a point; thence N 42°44'37" E a distance of 99.53 feet to a point; thence N 62°02'29" E a distance of 251.31 feet to a point; thence N 53°47'07" E a distance of 181.06 feet to a point; thence N 45°10'41" E a distance of 229.78 feet to a point; thence N 33°15'26" E a distance of 85.00 feet to a point; thence N 34°59'01" E a distance of 105.62 feet to a point; thence N 52°09'05" E a distance of 65.55 feet to a point; thence N 76°13'00" E a distance of 97.03 feet to a point; thence N 37°09'15" E a distance of 149.46 feet to a point; thence N 42°30'04" E a distance of 116.85 feet to a point; thence N 53°00'17" E a distance of 189.48 feet to a point; thence N 64°36'47" E a distance of 288.93 feet to a point; thence N 67°59'49" E a distance of 336.73 feet to a point; thence N 80°23'44" E a distance of 93.78 feet to a point; thence S 82°47'47" E a distance of 68.78 feet to a point; thence S 63°26'42" E a distance of 129.14 feet to a point; thence N 88°39'43" E a distance of 50.21 feet to a point; thence S 81°24'47" E a distance of 79.01 feet to a point; thence N 56°47'35" E a distance of 43.76 feet to a point; thence N 26°26'46" E a distance of 75.78 feet to a point; thence N 10°01'16" E a distance of 12.99 feet to the Point of Ending. Said above described easement contain 3.33 acres, more or less, and is for Ingress/Egress and Utility purposes.

NOTE: The above easements are non-exclusive.