

20101108000373880 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
11/08/2010 01:22:43 PM FILED/CERT

STATE OF ALABAMA)
) Partial Release from Mortgage
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That whereas the undersigned First United Security Bank is the owner and holder of record of that certain Mortgage executed by MCK DEVELOPMENT LLC, dated 11/20/2007, and recorded in the Office of the Probate Court of SHELBY County, Alabama in ins 20071213000563810 in which Mortgage the following described land and other land is described and conveyed; and

Whereas, for the consideration herein set out, the undersigned has agreed to release from the lien of said Mortgage and Assignment the hereinafter described land.

NOW THEREFORE, in consideration of the premises and the sum of ONE HUNDRED SEVENTY FIVE THOUSAND (\$175,000.00) Dollars paid to the undersigned, on the execution and delivery of this instrument, the receipt of which sum is hereby acknowledged, the undersigned does hereby RELEASE, REMISE, CONVEY, AND QUITCLAIM unto the said MCK DEVELOPMENT LLC, and his/her/their heirs and assigns the following described property:

See Exhibit "A"

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 Michael E. Ledkins and Judith P. Ledkins, their heirs and assigns forever.

IN WITNESS WHEREOF, First United Security Bank, a corporation has caused this release to be executed by PARRISH B ARGO, its ASST VICE PRESIDENT, this 31 ST day of MARCH, 2010.

First United Security Bank

By: *Parrish B. Argo, A.V.P.*

Its: VICE PRESIDENT

Attest:

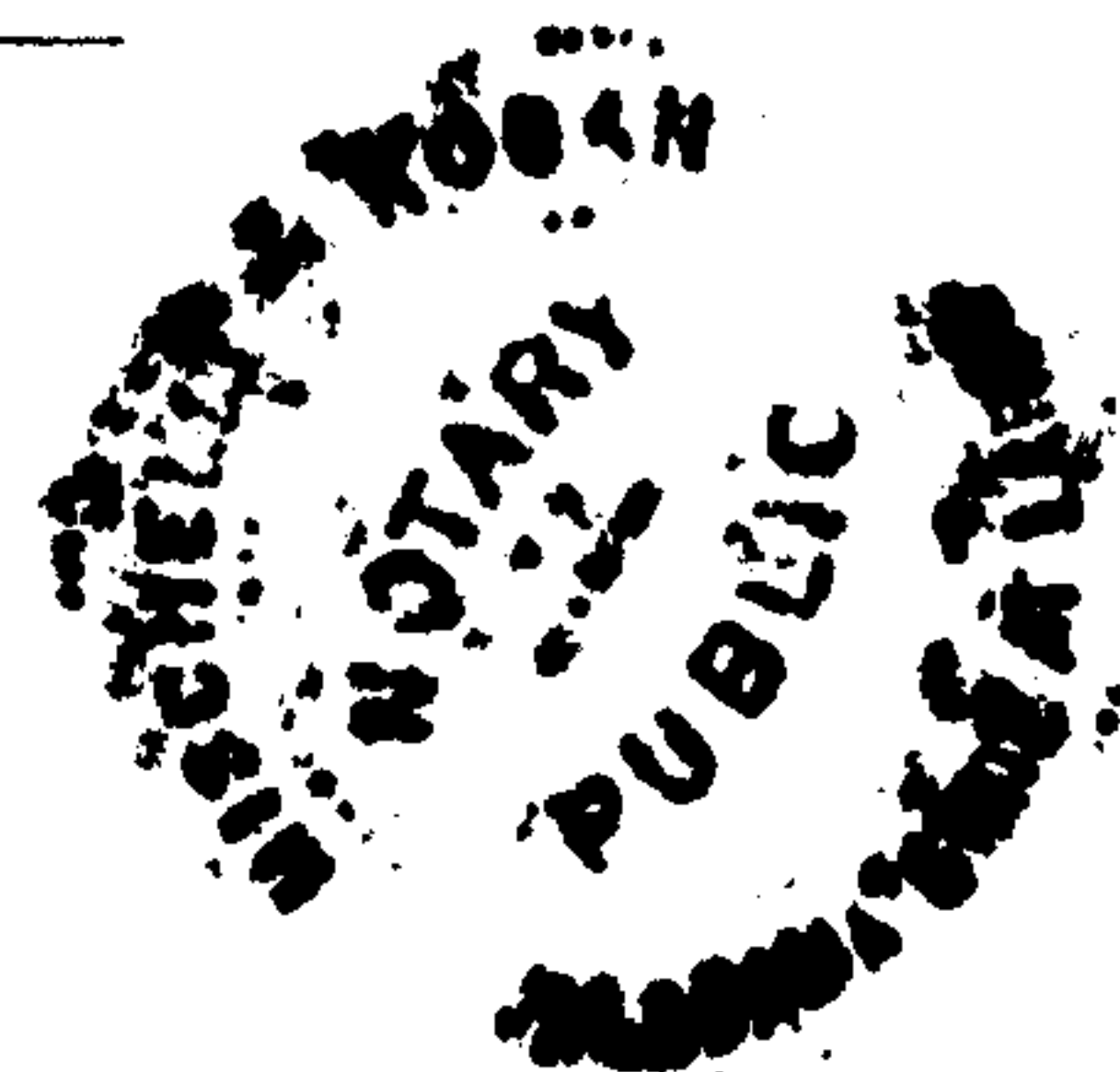
Its: _____

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PARRISH B ARGO, whose name as ASST VICE PRESIDENT of First United Security Bank, 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 as such officer and with full authority, (s)he executed the same voluntarily.

Given under my hand and official seal, this the 31ST day of MARCH, 2010.

Mischelle Gury
Notary Public
My Commission Expires: 11/19/2011





20101108000373880 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
11/08/2010 01:22:43 PM FILED/CERT

EXHIBIT "A"
CORRECTED LEGAL DESCRIPTION

From the Northeast corner of Section 2, Township 24 North, Range 15 East, run thence West along the North boundary of said Section 2 a distance of 227.45 feet to a point on the Northerly boundary of a County paved Highway, being Highway No. 71, being the POINT OF BEGINNING of herein described parcel of land; thence continue along said course, a distance of 1358.57 feet to a point on the 397 contour of Lay Lake; thence run 130 deg. 05 min. 22 sec. left and run along said 397 contour a distance of 941.17 feet, more or less, to a point on the Northerly boundary of aforementioned County paved Highway No. 71; thence turn 94 deg. 04 min. 18 sec. left and run 869.52 feet along said highway boundary; thence turn 01 deg. 26 min. 44 sec. right and run 112.45 feet along said Highway boundary; thence turn 03 deg. 13 min. 04 sec. right and run 59.70 feet along said Highway boundary to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

LOT NO. 1

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said road for a distance of 78.53 feet to the point of beginning. From this beginning point proceed North 86° 49' 12" West for a distance of 436.97 feet; thence proceed South 69° 47' 29" West for a distance of 337.26 feet; thence proceed South 51° 41' 05" West for a distance of 283.50 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 27° 06' 10" East, 272.64 feet; thence proceed North 24° 22' 38" East for a distance of 376.74 feet; thence proceed North 62° 03' 45" East for a distance of 319.68 feet; thence proceed South 87° 57' 15" East for a distance of 380.48 feet to a point on the Westerly right-of-way of said road; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said road for a distance of 44.94 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.12 acres.

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.

LOT NO. 2

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said road for a distance of 39.38 feet to the point of beginning. From this beginning point proceed North 86° 18' 30" West for a distance of 610.54 feet; thence proceed South 74° 02' 44" West for a distance of 543.84 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 34° 46' 09" East, 223.72 feet; thence proceed North 51° 41' 05" East for a distance of 283.50 feet; thence proceed North 69° 47' 29" East for a distance of 337.26 feet; thence proceed South 86° 49' 12" East for a distance of 436.97 feet to a point on the Westerly right-of-way of said road; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said road for a distance of 39.15 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.09 acres.



20101108000373880 3/3 \$18.00

Shelby Cnty Judge of Probate, AL

11/08/2010 01:22:43 PM FILED/CERT

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.

LOT NO. 3

Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71, said point being the point of beginning. From this beginning point proceed North 86° 31' 24" West along the North boundary of said Section 2 for a distance of 1091.72 feet to a point on the shoreline of Lay Lake; thence proceed Southerly along the shoreline of said lake for a chord bearing and distance of South 34° 31' 47" East, 261.94 feet; thence proceed North 74° 02' 44" East for a distance of 543.84 feet; thence proceed South 86° 18' 30" East for a distance of 610.54 feet to a point on the Westerly right-of-way of said highway; thence proceed North 48° 37' 55" East along the Westerly right-of-way of said highway for a distance of 39.38 feet to the point of beginning.

The above described land is located in the North one-half of the Northeast one-fourth of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and contains 2.13 acres.

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 12.5 feet in equal width on each side of the following described line: Commence at a ½" open top pipe being locally accepted as the Northeast corner of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 86° 31' 24" West along the North boundary of said section for a distance of 273.41 feet to a point on the Westerly right-of-way of Shelby County Highway 71; thence proceed South 48° 37' 55" West along the Westerly right-of-way of said highway for a distance of 78.53 feet to the point of beginning on said easement. From this beginning point proceed North 57° 59' 10" West along the centerline of said easement for a distance of 12.94 feet; thence proceed North 73° 03' 13" West along the centerline of said easement for a distance of 32.92 feet; thence proceed North 80° 29' 55" West along the centerline of said easement for a distance of 80.34 feet; thence proceed North 79° 16' 03" West along the centerline of said easement for a distance of 108.25 feet; thence proceed North 85° 41' 16" West along the centerline of said easement for a distance of 42.69 feet; thence proceed South 82° 21' 25" West along the centerline of said easement for a distance of 127.33 feet; thence proceed South 84° 04' 27" West along the centerline of said easement for a distance of 60.99 feet; thence proceed South 73° 24' 28" West along the centerline of said easement for a distance of 29.03 feet; thence proceed South 54° 21' 10" West along the centerline of said easement for a distance of 29.57 feet; thence proceed South 31° 03' 15" West along the centerline of said easement for a distance of 29.14 feet; thence proceed South 15° 12' 29" West along the centerline of said easement for a distance of 65.42 feet to the termination of said easement.