


This Instrument Prepared By:  
Luis Flores, Esq.  
Arnstein & Lehr LLP.  
200 South Biscayne Boulevard  
Suite 3600  
Miami, Florida 33131

  
20120730000274330 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/30/2012 11:49:10 AM FILED/CERT

### RELEASE OF SECURITY INSTRUMENTS

KNOW ALL MEN BY THESE PRESENTS THAT, KeyBank National Association, a national banking association is the owner and holder of certain collateral mortgages and security instruments (collectively the "Security Instruments"), more particularly described on Exhibit "A" attached hereto and made a part hereof, which Security Instruments were executed in its favor by Suncoast Properties of Jacksonville, Inc., a Florida corporation ("Mortgagor"), and others, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby remise, release, quit-claim, exonerate and discharge from the lien and operation of the Security Instruments unto Mortgagor, its successors and assigns, or certain parcels of real property more particularly described in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, with the appurtenances thereto, unto the Mortgagor, its successors and assigns forever, freed, exonerated and discharged of and from the lien of the Security Instruments and every part thereof; provided, however, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrance of the Security Instruments on that part of the real property encumbered thereby not released by this Release of Security Instruments, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this 19 day of June, 2012.

KeyBank National Association,  
a national banking association

By: 


Name: SCOTT SABAL

Title: SVP

(Corporate Seal)

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS:

The foregoing instrument was acknowledged before me this 19<sup>TH</sup> day of June, 2012, by SCOTT SABAL as SENIOR VICE PRESIDENT of KeyBank National Association, a national banking association, on behalf of such association. He She is personally know to me or has produced \_\_\_\_\_ as identification, and ✓ did \_\_\_\_\_ did not take an oath.

  
Notary Public, State of Florida OHIO  
KAREN M. LAPORTA  
My Commission Expires: 10/2/2016

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF SECURITY INSTRUMENTS**

1. Mortgage executed by Suncoast Properties of Jacksonville, Inc., a Florida corporation in favor of KeyBank National Association dated January 19, 2007, recorded February 7, 2007 in Instrument # 20070207000058130 together with Assignment of Leases and Rents recorded February 7, 2007 in Instrument # 20070207000058150, as affected by Cross-Default and Cross Collateralization Agreement recorded February 7, 2007 in Instrument # 20070207000058160, all in the Probate Office of Shelby County, Alabama.
2. UCC-1 Financing Statement naming KeyBank National Association, as secured party and Suncoast Properties of Jacksonville, Inc., as debtor, filed February 7, 2007 in Instrument # 20070207000058170, in the Probate Office of Shelby County, Alabama.
3. Second Mortgage in the original principal amount of \$72,000,000.00, executed by Suncoast Properties of Jacksonville, Inc., a Florida corporation in favor of KeyBank National Association, recorded July 25, 2008 in Instrument # 20080725000301330, in the Probate Office of Shelby County, Alabama.
4. UCC-1 Financing Statement naming KeyBank National Association, as secured party and Suncoast Properties of Jacksonville, Inc., as debtor, filed July 25, 2008 in Instrument # 20080725000301340, in the Probate Office of Shelby County, Alabama.
5. Second Mortgage Modification Agreement executed by Suncoast Properties of Jacksonville, Inc., a Florida corporation in favor of KeyBank National Association recorded January 21, 2010, in Instrument # 20100121000020780, in the Probate Office of Shelby County, Alabama.

**EXHIBIT "B"**

**LEGAL DESCRIPTION OF PROPERTY RELEASED**

Lots 11, 12, 14 & 15, according to the Survey of Millennium Park, as recorded in Map Book 27, page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

Lots 13-A and 13-B, according to the Resurvey of Lot 13, Millennium Park, as recorded in Map Book 32, page 74, in the Probate Office of Shelby County, Alabama.



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