


This Instrument was Prepared by:  
Clayton T. Sweeney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

  
20130426000169310 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/26/2013 08:24:18 AM FILED/CERT

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

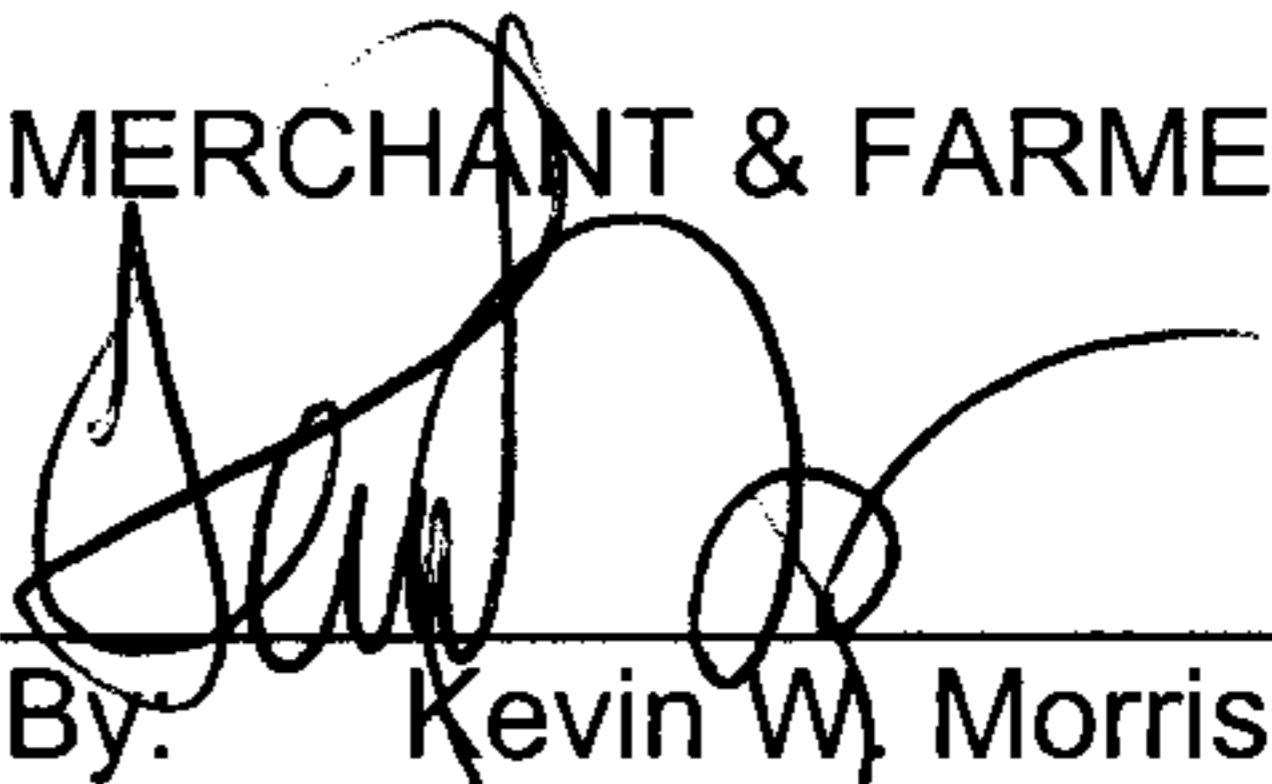
PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, **MERCHANT & FARMERS BANK**, does hereby release the hereinafter particularly described property from the lien of those certain mortgages executed by **CHELSEA Development, LLC, an Alabama limited liability company**. recorded in the Probate Office of SHELBY County, Alabama, in Instrument No. 20060802000370610 and corrected in Instrument No. 20061030000532550, and in Instrument No. 20090121000018420, and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, all of its right, title and interest of the undersigned in and to the following described property located in SHELBY COUNTY, STATE OF ALABAMA, to wit:

See Exhibit “A” attached hereto and made a part hereof for legal description.

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect 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, Kevin W. Morris, whose name as Vice President of MERCHANT & FARMERS BANK, has caused this instrument to be executed on this 19th day of April, 2013.

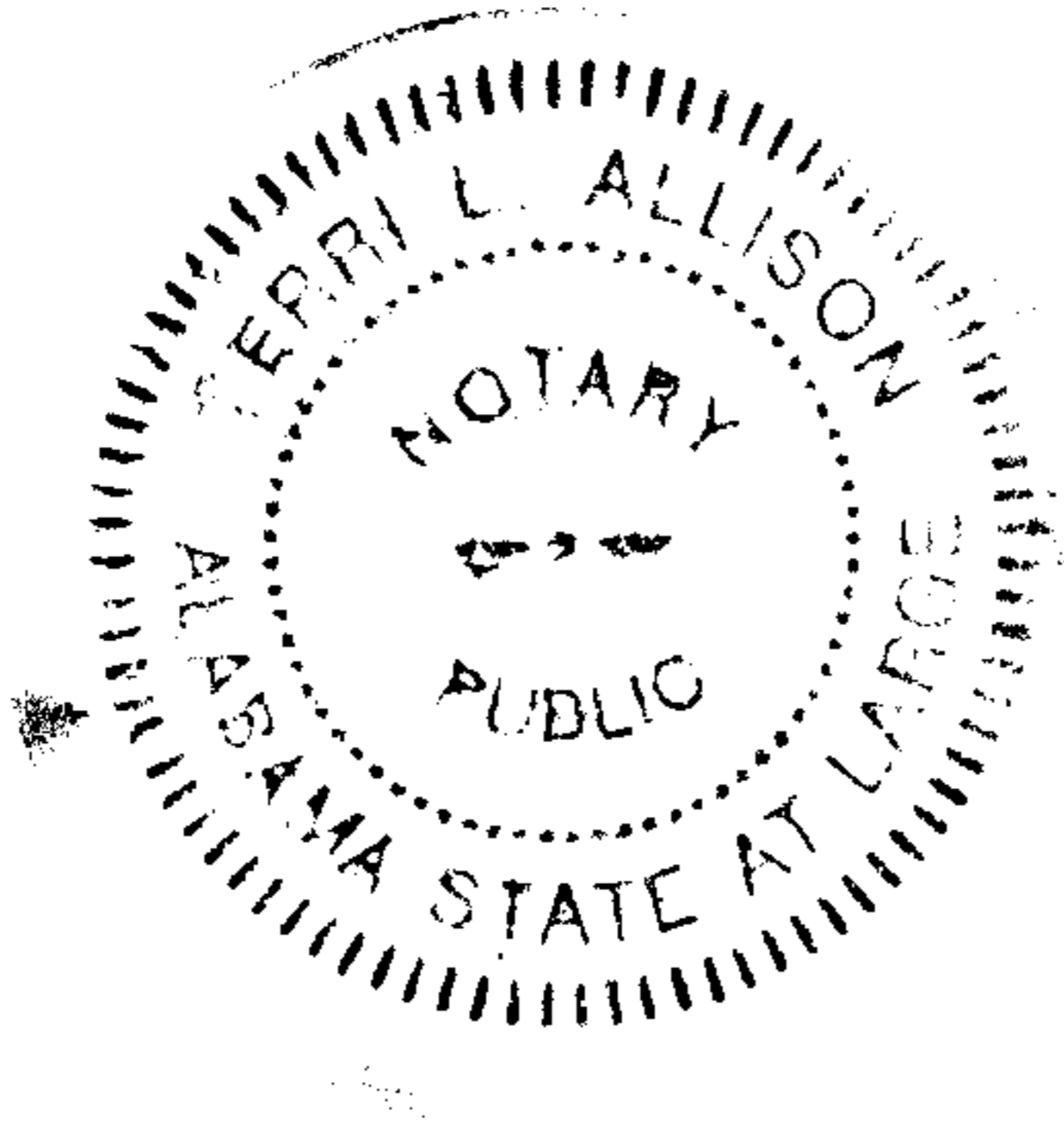
MERCHANT & FARMERS BANK  
  
By: Kevin W. Morris  
Its: Vice President

STATE OF ALABAMA     )  
COUNTY OF Jefferson    )

I, the undersigned authority, in and for said County in said State, hereby certify that Kevin W. Morris, whose name as Vice President of MERCHANT & FARMERS BANK, an Alabama state banking 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, as such officer and with full authority, executed the same voluntarily, for and as the act of Bank.

Given under my hand and official seal of office this 19th day of April, 2013.

  
NOTARY PUBLIC  
My commission expires: 6/3/2015




**Exhibit "A"**  
**Legal Description**

A Parcel of Land situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run South 87 degrees, 43 minutes, 26 seconds West along the South line of said Quarter-Quarter Section for a distance 1,324.29 feet to a 1 & 1/2" capped iron found locally accepted to be the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence run South 87 degrees, 58 minutes, 33 seconds West along the South line of said quarter-quarter Section for a distance of 250.00 feet to a point; thence run North 38 degrees, 29 minutes, 49 seconds East for a distance of 1,241.02 feet to a point on a curve to the left having a central angle of 28 degrees, 25 minutes, 57 seconds, a radius of 337.88 feet and a chord bearing of South 45 degrees, 43 minutes, 03 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 167.67 feet to a point; thence run South 59 degrees, 56 minutes, 01 seconds East for a distance of 74.25 feet to a point on a curve to the right having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees, 57 minutes, 31 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run South 47 degrees, 59 minutes, 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees, 05 minutes, 37 seconds, a radius of 365.02 feet and a chord bearing of South 63 degrees, 31 minutes, 50 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees, 48 minutes, 21 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees, 32 minutes, 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees, 35 minutes, 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees, 49 minutes, 57 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2<sup>nd</sup> Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees, 05 minutes, 39 seconds East along said East line and also along the West line of Lot 211 in said Shadow Oaks 2<sup>nd</sup> Sector for a distance of 449.98 feet to the Point of Beginning, said parcel containing 20.09 acres more or less.

A 60 foot Ingress and Egress and Utility easement situated in the Southwest Quarter of the Northeast Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, lying 30 feet either side of a centerline being more particularly described as follows:

Commence at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run North 01 degrees, 05 minutes, 39 seconds West along the East line of said Quarter-Quarter Section and also along the West line of Lot 211 in said Shadow Oaks 2<sup>nd</sup> Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 449.98 feet to the Point of Beginning, said point being at the centerline of Shadow Oaks Way in said Shadow Oaks 2<sup>nd</sup> Sector, said point also being on a curve to the right having a central angle of 24 degrees, 35 minutes, 31 seconds, a radius of 333.58 feet and a chord bearing of North 74 degrees, 49 minutes, 57 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 143.18 feet to a point; thence run North 62 degrees, 32 minutes, 11 seconds West for a distance of 57.01 feet to a point on a curve to the left having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 343.98 feet and a chord bearing of North 70 degrees, 48 minutes, 21 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 99.31 feet to a point on a reverse curve to the right having a central angle of 31 degrees, 05 minutes, 37 seconds, a radius of 365.02 feet and a chord bearing of North 63 degrees, 31 minutes, 50 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 198.09 feet to a point; thence run North 47 degrees, 59 minutes, 02 seconds West for a distance of 98.13 feet to a point on a curve to the left having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of North 53 degrees, 57 minutes, 31 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run North 59 degrees, 56 minutes, 01 seconds West for a distance of 74.25 feet to a point on a curve to the right having a central angle of 28 degrees, 25 minutes, 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees, 43 minutes, 03 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 167.67 feet to the Point of Ending of said easement.

  
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