

THIS INSTRUMENT PREPARED BY:  
Shannon R. Crull, PC  
3009 Firefighter Lane  
Birmingham, AL 35209  
205.868.1119

20150323000089130  
03/23/2015 10:12:45 AM  
REL 1/4

STATE OF ALABAMA       )  
SHELBY COUNTY    )

### LIEN RELEASE

KNOW ALL MEN BY THESE PRESENTS, that **FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Frontier Bank**, for and in consideration of Ten and No/100 (\$10.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and discharge the property described in the attached Exhibit A from the following liens of those certain mortgages, security agreements, assignment of rents and leases, and fixture filings:

That certain Mortgage and Security Agreement dated 3/31/2006 by and between McKenzie Manor LLC and Frontier Bank filed for record 4/6/2006 and recorded in Instrument 20060406000160340, as amended in Instrument 20070201000048070 and Instrument 20071128000539850, Assumption and Amendment to Loan Documents Agreement filed in connection with the mortgage in Instrument 20090102000000910, Amended and Restated Mortgage and Security Agreement dated 12/30/2008 from Water Stone Development LLC to Frontier Bank, filed for record 01/02/2009, recorded in Instrument 20090102000000920, in the Probate Office of Shelby County, Alabama.

And

That certain Assignment of Rents and Leases dated 1/23/2007 by and between McKenzie Manor, LLC and Frontier Bank, filed for record 2/1/2007 and recorded in Instrument 20070201000048080, in the Probate Office of Shelby County, Alabama. Amended and Restated Assignment of Rents and Leases dated 12/30/2008 by and between Water Stone Development LLC and Frontier Bank, filed for record 01/02/2009 and recorded in Instrument 20090102000000930, in said Probate Office.

And

That certain Assignment of Rents and Leases dated 10/19/2007 by and between McKenzie Manor, LLC and Frontier Bank, filed for record 11/28/2007 and recorded in Instrument 20071128000539860, in the Probate Office of Shelby County, Alabama.

And

That certain Mortgage and Security Agreement dated 3/21/2008 by and between McKenzie Manor LLC and Frontier Bank filed for record 3/28/2008 and recorded in Instrument 20080328000125260.

Assumption and Amendment to Loan Documents Agreement filed in connection with the mortgage in Instrument 20090102000000910, Amended and Restated Mortgage and Security Agreement dated 12/30/2008 from Water Stone Development LLC to Frontier Bank, filed for record 01/02/2009, recorded in Instrument 20090102000000920, in the Probate Office of Shelby County, Alabama

And

That certain Assignment of Rents and Leases dated 3/21/2008 by and between McKenzie Manor, LLC and Frontier Bank, filed for record 3/28/2008 and recorded in Instrument 20080328000125240, in the Probate Office of Shelby County, Alabama. Amended and Restated Assignment of Rents and Leases dated 12/30/2008 by and between Water Stone Development LLC and Frontier Bank, filed for record 01/02/2009 and recorded in Instrument 20090102000000930, in said Probate Office.

And

That certain UCC recorded in Instrument 20090102000000940, showing Water Stone Development LLC, as debtor, and Frontier Bank, as secured party, filed for record 01/02/2009, Continuation filed for record in Instrument 20130729000307400, in the Probate Office of Shelby County, Alabama.

And

That certain Mortgage dated 10/15/2010, from Waterstone Development, LLC to Frontier Bank, in the original principal amount of \$383,200.00, filed for record 11/1/2010, recorded in Instrument 20101101000364530, in the Probate Office of Shelby County, Alabama.

And

That certain Assignment of Rents and Leases dated 10/15/2010 by and between Waterstone Development, LLC and Frontier Bank, filed for record 11/1/2010 and recorded in Instrument 20101101000364540, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of October, 2014.

**FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Frontier Bank**

By: 

Name: David D. Spotts

Title: Attorney-in-Fact

A Senior Vice President of Midland Loan Services, a Division of PNC Bank, National Association, as servicer for the Federal Deposit Insurance Corporation, as Receiver for Frontier Bank

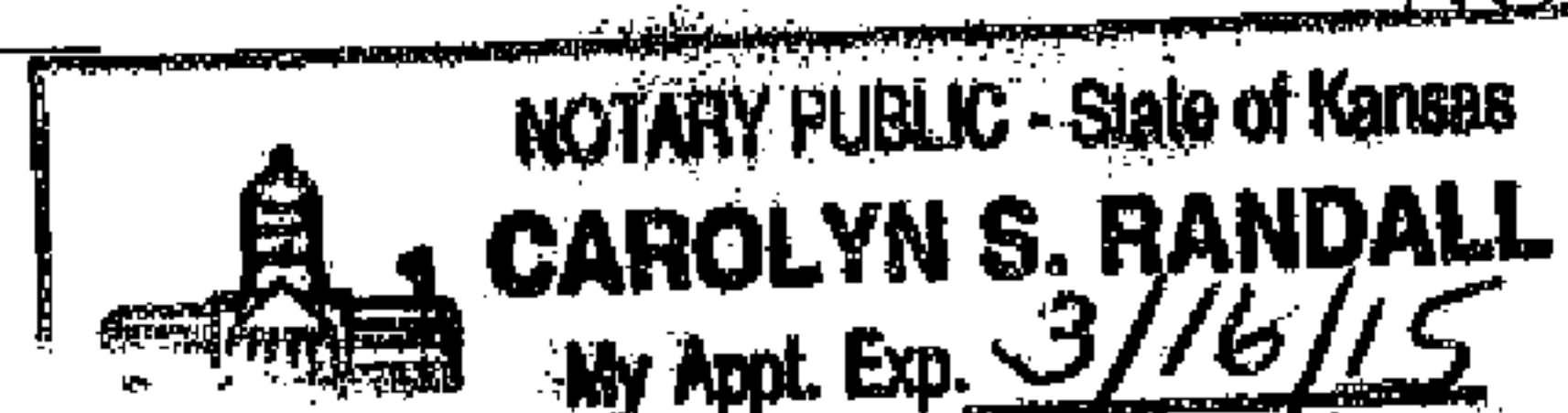
STATE OF KANSAS)  
JOHNSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David D. Spotts, Attorney-in-Fact for the Federal Deposit Insurance Corporation, as Receiver for the Frontier Bank and a Senior Vice President of Midland Loan Services, a Division of PNC Bank, National Association, servicing agent for the Federal Deposit Insurance Corporation, as Receiver for Frontier 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, he/she, in his/her capacity as SVP executed the same voluntarily.

Given under my have and official seal, this 22 day of October, 2014.

My commission expires: 3/16/15

Carolyn S. Randall  
NOTARY PUBLIC





**EXHIBIT "A" - LEGAL DESCRIPTION**

**20150323000089130 03/23/2015 10:12:45 AM REL 3/4**

**PARCEL I:**

The following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence turn Eastwardly along the North line for a distance of 853.88 feet for the point of beginning; thence continue along last described course for a distance of 271.30 feet; thence turn an angle to the right of 84°42'14" for a distance of 1347.12 feet to the South line of said 1/4 1/4; thence turn an angle to the right of 95°27'20" along said South line for a distance of 277.50 feet; thence turn an angle to the right of 84°48'15" for a distance of 1345.81 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

**PARCEL II:**

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of said Section 6; thence North 87°20'08" West a distance of 1319.15 feet to the Point of Beginning; thence South 01°39'30" East a distance of 742.31 feet; thence North 87°12'15" West a distance of 275.23 feet; thence North 01°17'04" West a distance of 741.39 feet; thence South 87°20'08" East a distance of 270.33 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

**PARCEL III:**

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the SE 1/4 of the NE 1/4 of said Section 6; thence North 87°20'08" West a distance of 1319.15 feet; thence South 01°39'30" East a distance of 742.37 feet; thence South 01°58'59" East a distance of 586.36 feet; thence South 87°38'13" East a distance of 1216.85 feet; thence North 01°49'04" West a distance of 150.00 feet; thence South 87°38'13" East a distance of 100.00 feet; thence North 01°43'22" West a distance of 201.27 feet; thence North 01°48'38" West a distance of 166.11 feet; thence North 01°42'08" West a distance of 804.26 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

**PARCEL IV:**

Part of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3 inch open top iron pipe found to be the most Southerly corner of Lot 4, the round table, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, page 38, and looking in a Northerly direction along the West line of said Lot 4 at the NW corner of said Lot 4, turn an angle to the left of 85°54'13" and run in a Westerly direction for a distance of 1316.72 feet to a point on the North right of way line of Shelby County Highway No. 22 (being 40 feet from the center of said road) and being marked by an existing iron rebar set by Weygand and being the point of beginning; thence run in a Westerly direction along the North right of way line of said Shelby County Highway No. 22 for a distance of 279.01 feet to an existing iron rebar set by Wheeler; thence turn an angle to the right of 85°30'27" and run in a Northerly direction for a distance of 585.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 94°26'12" and run in an Easterly direction for a distance of 275.19 feet to an existing iron rebar set by Weygand and being 1.6 feet West of an existing fence; thence turn an angle to the right of 85°11'36" and run in a Southerly direction for a distance of 586.20 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT:

20150323000089130 03/23/2015 10:12:45 AM REL 4/4

A parcel of land located in the South 1/2 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said 1/4 - 1/4 section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, page 90, in the Office of the Judge of Probate in Shelby County, Alabama; thence a deflection angle right from the last described course of 86°07'59" in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heavenly Family Subdivision a distance of 1325.98 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an angle to the right from the last described course of 94°03'23" in an Easterly direction and along said right of way line a distance of 278.19 feet; thence an angle to the right from the last described course of 85°30'21" in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course of 89°33'44" in an Easterly direction a distance of 5.35 feet to the Point of Beginning; thence an exterior angle to the right from the last described course of 90°00'00" in a Northerly direction a distance of 90.45 feet; thence an interior angle to the left from the last described course of 105°06'44" in a Northeasterly direction a distance of 190.34 feet; thence an interior angle to the left from the last described course of 90°00'00" in a Southeasterly direction a distance of 47.65 feet to the beginning of a curve to the left having a radius of 50.00 feet and a central angle of 35°55'38"; thence in a Southeasterly direction along said curve and tangent to last described course an arc distance of 31.35 feet; thence an interior angle to the left from the chord of last described curve of 107°57'49" in a Southwesterly direction a distance of 142.98 feet; thence an interior angle to the left from the last described course of 109°43'26" in a Northwesterly direction a distance of 130.39 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

LESS AND EXCEPT:

All property lying in the boundaries of the following recorded subdivisions:

The survey of Waterstone, Phase 1, recorded in Map Book 42 Page 24, in the Probate Office of Shelby County, Alabama

The survey of Waterstone Phase 2, as recorded in Map Book 42, page 118, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/23/2015 10:12:45 AM  
\$36.00 CHERRY  
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A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.