


STATE OF ALABAMA  
COUNTY OF SHELBY

  
20150409000114050 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/09/2015 11:06:06 AM FILED/CERT

**RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that SOUTHPOINT BANK, is the owner of that mortgage executed by Precision Husky Corporation, an Alabama corporation and Bob Smith (aka Bobby Ray Smith and Bob R. Smith) and Martha Smith (aka Martha A. Smith and Martha W. Smith), husband and wife (individually and collectively in the principal amount of \$3,700,000.00 and filed for recording in the Office of the JUDGE OF PROBATE OF SHELBY County, Alabama on January 7, 2014 in Instrument 20140107000006840 Assignment of Rents and Leases filed for recording in the office of the JUDGE OF PROBATE OF SHELBY County, Alabama on January 14, 2014 in Instrument 20140107000006850

WHEREAS, the undersigned desires to release the hereinafter described real estate; and

WHEREAS, the undersigned desires that all of the lands described hereinafter be released;

**NOW THEREFORE**, the premises considered **SOUTHPOINT BANK**, does hereby release, remise, quit claim and convey unto Precision Husky Corporation and Bob Smith and Martha Smith his/her/their assigns and successor forever, all and every interest they may have in and to all the lands described as follows, to-wit:

**EXHIBIT A**

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this the 31st day of March 2015

**SOUTHPOINT BANK**



BY: MIKE WOODALL

ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State do hereby certify that Mike Woodall, whose name as Sr. Vice President of **SOUTHPOINT BANK**, is/are signed to the foregoing release, who is/are known to me, acknowledged before me on this day, that being informed of the contents of said release, they executed the same with full power and authority on the day the same bears date.

Given under my hand and official seal this the 31st day of March 2015.



NOTARY PUBLIC

COMMISSION EXPIRES: 11-15-2017

THIS INSTRUMENT WAS PREPARED BY:  
SOUTHPOINT BANK  
CAROLYN WATSON  
3500 COLONNADE PARKWAY SUITE 140  
BIRMINGHAM, AL 35243



EXHIBIT A

DESCRIPTION OF REAL PROPERTY

20150409000114050 2/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/09/2015 11:06:06 AM FILED/CERT

PARCEL I:

UNIT 405-E OF SEACHASE, A CONDOMINIUM, PHASE III SEACHASE EAST, GULF SHORES, ALABAMA, ACCORDING TO THE CONDOMINIUM DOCUMENTS OF RECORD AS FOLLOWS (ALL RECORDING REFERENCES BEING TO THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA): DECLARATION OF CONDOMINIUM AND BY-LAWS OF SEACHASE, A CONDOMINIUM, DATED JUNE 17, 1985, AND RECORDED JUNE 21, 1985, IN MISC. BOOK 54, PAGE 730, ET. SEQ., AS AMENDED BY AMENDMENT TO DECLARATION OF SEACHASE, A CONDOMINIUM, GULF SHORES, ALABAMA, DEDICATING PHASE II SEACHASE WEST, DATED MAY 28, 1986, AND RECORDED MAY 30, 1986, IN MISCELLANEOUS BOOK 57, AT PAGE 1094, ET. SEQ., AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF SEACHASE, A CONDOMINIUM, ORANGE BEACH, ALABAMA, DEDICATING PHASE III SEACHASE EAST, DATED MAY 11, 1994, AND RECORDED MAY 13, 1994, IN MISCELLANEOUS BOOK 78, AT PAGE 356, ET. SEQ., AS SUCH CONDOMINIUM IS FURTHER DESCRIBED AND DEFINED BY: (A) THE CONDOMINIUM SURVEY OF SEACHASE, A CONDOMINIUM, PHASE I-SEACHASE CENTER, PREPARED BY PERRY A. HAND, ENGINEER, AND FILED JUNE 21, 1985, IN APARTMENT BOOK 10, AT PAGE 142, ET. SEQ.; (B) ARCHITECT'S CERTIFICATION DRAWINGS OF SEACHASE, A CONDOMINIUM, PHASE I, SEACHASE CENTER, FILED JUNE 21, 1985, IN APARTMENT BOOK 10, AT PAGE 168, ET. SEQ., DEFINING SEACHASE, A CONDOMINIUM, PHASE I SEACHASE CENTER; (C) CONDOMINIUM SURVEY, PHASE II SEACHASE WEST PREPARED BY JAMES B. HOLLAND, ENGINEER, AND FILED MAY 30, 1986, IN APARTMENT BOOK 12, AT PAGE 143, AND (D) ARCHITECT'S CERTIFICATION DRAWINGS OF SEACHASE PHASE II, PREPARED BY CHARLAN, BROCK, YOUNG & ASSOCIATES, ARCHITECTS AND PLANNERS, FILED MAY 30, 1986, IN APARTMENT BOOK 12, AT PAGE 144 ET. SEQ.; (E) CONDOMINIUM SURVEY, PHASE III SEACHASE EAST PREPARED BY VICTOR G. SCHUMER, REGISTERED SURVEYOR NO. 18393, AND FILED MAY 13, 1994, IN APARTMENT BOOK 14, AT PAGE 182; (F) ARCHITECT'S CERTIFICATION DRAWINGS OF SEACHASE PHASE III, PREPARED BY CHARLAN BROCK & ASSOC. INC., FILED MAY 13, 1994, IN APARTMENT BOOK 14, AT PAGE 183, ET. SEQ.; DEFINING SEACHASE, A CONDOMINIUM, PHASE I SEACHASE CENTER, PHASE II SEACHASE WEST AND PHASE III SEACHASE EAST, AS EXISTING ON THOSE DATES, GENERALLY, AND DEFINING THE ABOVE-NAMED UNIT THEREOF SPECIFICALLY; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, OF SEACHASE, A CONDOMINIUM, AS SAME MAY BE CHANGED BY AMENDMENTS TO THE DECLARATION DEDICATING FUTURE PHASES OF THE CONDOMINIUM PURSUANT TO ARTICLE SEVEN OF THE DECLARATION; SUBJECT TO THE ARTICLES OF INCORPORATION OF SEACHASE OWNERS ASSOCIATION, INC., DATED JUNE 17, 1985, AND RECORDED JUNE 21, 1985, IN MISC. BOOK 54, PAGE 783 ET. SEQ., AND ALL RULES AND REGULATIONS PROMULGATED PURSUANT THERETO.

PARCEL II:

Parcel I of II

A part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 17 South, Range 1 East, more particularly described as follows:

Beginning at the Northeast corner, Northwest Quarter of Northeast Quarter of Section 10, Township 17 South, Range 1 East and run thence South along the Quarter-Quarter line 849.40 feet to the Northerly boundary of a county road; thence Westerly along said Northerly boundary 300.0 feet; thence North and parallel to East Quarter-Quarter line 870.5 feet to North Quarter-Quarter line; thence East along North Quarter-Quarter line 300.0 feet to point of beginning, being a part of the Northwest Quarter of Northeast Quarter of Section 10, Township 17 South, Range 1 East, situated in St. Clair County, Alabama, Pell City Division.





**Parcel II of II:**

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 17 South, Range 1 East, and run thence South along the Quarter-Quarter line 849.40 feet to the Northerly boundary of a county road; thence Westerly along said Northern boundary 300.0 feet to a point of beginning; thence Westerly along said Northern boundary 300.0 feet; thence North and parallel to the East Quarter-Quarter line 875 feet plus or minus to North Quarter-Quarter line; thence East along the North Quarter-Quarter line 300 feet; thence South and parallel to the East Quarter-Quarter 870.5 feet to the point of beginning, being a part of the Northwest Quarter of Northeast Quarter of Section 10, Township 17 South, Range 1 East, situated in St. Clair County, Alabama, Pell City Division.

**PARCEL III:**

Lot 6, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, Page 53 in the Probate Office of Shelby County, Alabama.

**PARCEL IV:**

A parcel of land located in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of Section 34, Township 11 South, Range 10 West, Winston County, Alabama, being more particularly described as follows: For a point of commencement: Start at the SE corner of said SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , said point being a 3" capped iron pipe and run N 00° 44' 07" East along the East boundary line of said SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , a distance of 675.71 feet to the point of beginning, a point on the Northerly right of way of a county road and a 5/8 inch capped rebar (CA 0440-LS); thence continue N 00° 44' 07" East, along the East  $\frac{1}{4}$ - $\frac{1}{4}$  boundary line, a distance of 0.59 feet, to the NE corner of said S  $\frac{1}{2}$  - SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  and a 5/8 inch capped rebar (CA 0466-LS); thence N 87° 13' 59" West, along the North boundary line of said S  $\frac{1}{2}$  - SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , a distance of 1143.78 feet to a point on the Northerly right-of-way of said county road and a 5/8 inch capped rebar (CA 0466-LS); thence S 23° 06' 44" East along said right-of-way a distance of 75.65 feet to a point of curve, said curve being to the left and having a radius of 216.81 feet and a curve length of 298.17 feet; thence S 59° 25' 48" East along the chord of said curve, a chord distance of 275.22 feet; thence N 74° 52' 34" East along said right-of-way a distance of 87.04 feet to a point of curve, said curve being to the left and having a radius of 350.90 feet and a curve length of 126.30 feet; thence N 57° 41' 37" East along the chord of said curve, a chord distance of 125.62 feet, to a point of curve; said curve being to the right and having a radius of 309.87 feet and a curve length of 120.30 feet; thence N 65° 27' 05" East along the chord of said curve, a chord distance of 119.55 feet; thence N 87° 28' 57" East, along said right-of-way, a distance of 218.66 feet; thence N 85° 36' 25" East, along said right-of-way a distance of 82.24 feet; thence N 86° 57' 15" East along said right-of-way a distance of 59.45 feet; thence S 88° 48' 11" East along said right-of-way a distance of 169.13 feet; thence S 88° 27' 25" East along said right-of-way a distance of 47.94 feet to the point of beginning.

ALSO: A parcel of land located in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of Section 34, Township 11 South, Range 10 West, Winston County, Alabama, being more particularly described as follows: For a point of commencement: Start at the SE corner of said SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  said point being a 3 inch capped iron pipe and run North 00° 44' 07" East along the East boundary line of said SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  a distance of 615.70 feet to a point on the Southerly right-of-way of a county road and a 5/8 inch capped rebar (CA 0440-LS); thence N 88° 27' 25" West along said right-of-way a distance of 48.61 feet; thence N 88° 48' 11" West along said right-of-way a distance of 11.40 feet to a 5/8 inch capped rebar (CA 0440-LS) and the point of beginning; thence continue N 88° 48' 11" West along said right-of-way a distance of 155.33 feet; thence S 86° 57' 15" West along said right-of-way a distance of 56.52 feet; thence S 85° 36' 25" West along said right-of-way a distance of 82.52 feet; thence S 87° 28' 57" West along said right-of-way a distance of 213.60 feet to a point of curve, said curve being to the left and having a radius of 249.87 feet and a curve length of 88.28 feet; thence S 65° 12' 29" West along chord of said curve a chord distance of 87.82 feet to a point of curve, said curve being to the right and having a curve radius of 410.90 feet and a curve length of 147.66 feet; thence S 58° 13' 56" West along the chord of said curve a chord distance of 146.87 feet; thence S 74° 52' 34" West along said right-of-way a distance of 93.60 feet to a point of curve, said curve being to the right and having a radius of 276.81 feet and a curve length of 382.57 feet; thence N 59° 57' 33" West along the chord of said curve a chord distance of 352.84 feet; thence N 22° 37' 01" West along said right of way a distance of 102.85 feet to a point on the North boundary line of the S  $\frac{1}{2}$  - SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  and a 5/8 inch capped rebar (CA 0466-LS); thence N 87° 12' 13" West along said North boundary line a distance of 109.20 feet to the NW corner of said S  $\frac{1}{2}$  - SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  a point



on the West boundary line of said SE ¼ - NE ¼ and a 5/8 capped rebar (CA 0440-LS); thence S 00° 42' 45" West along said West boundary line a distance of 675.43 feet to the SW corner of the SE ¼ - NE ¼; thence S 87° 11' 14" East along the South boundary line of said SE ¼ - NE ¼ a distance of 1258.46 feet; thence N 00° 44' 07" seconds East a distance of 614.30 feet to the point of beginning.



20150409000114050 4/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/09/2015 11:06:06 AM FILED/CERT



20150409000114050 4/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/09/2015 11:06:06 AM FILED/CERT