


Return To:
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE , CA 91209-9071


20150623000210460 1/7 \$32.00
Shelby Cnty Judge of Probate, AL
06/23/2015 11:17:07 AM FILED/CERT

This document prepared by:
SUNTRUST BANK - ATLANTA/ RICHM
SATISH POTHIOGU
211 PERIMETER CENTER PARKWAY SUITE 500
ATLANTA , GA 30346

SATISFACTION OF MORTGAGE



SUNTRUST BANK current holder of a certain Mortgage executed by VISTA COMMUNITIES VENTURE, LLC, a Delaware limited liability company , to SUNTRUST BANK dated 05/08/2012, and filed for record on 05/11/2012, as Instrument No: 20120511000166100 , in the office of the Probate Judge of Shelby County, Alabama in the original principal amount of \$38,500,000.00, and secured upon the property located at 3801 GALLERIA WOODS DR, BIRMINGHAM, AL, 35244, hereby certifies that the Mortgage is, with the indebtedness thereby secured, fully paid, satisfied, or otherwise discharged.

THIS ALSO SATISFIES ASSIGNMENT OF LEASES AND RENTS INST #20120511000166110
RECORDED ON 05/11/2012
Description/Additional information: See attached.

SUNTRUST BANK


By: Karen Shelton
Its: Assistant Vice President


Witness Debra Merritt

STATE OF GEORGIA, GWINNETT COUNTY

On June 06, 2015 before me, the undersigned, a notary public in and for said state, personally appeared Karen Shelton, Assistant Vice President of SUNTRUST BANK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public Judy Harris

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Lot 4-A, according to a Resurvey of Lot 4, Crowne Resurvey of Galleria Woods, First Addition, as recorded in Map Book 32, page 35, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and in Book 19, page 633, in the Probate Office of Shelby County, Alabama.

Said property being further described by the surveyed legal description as follows:

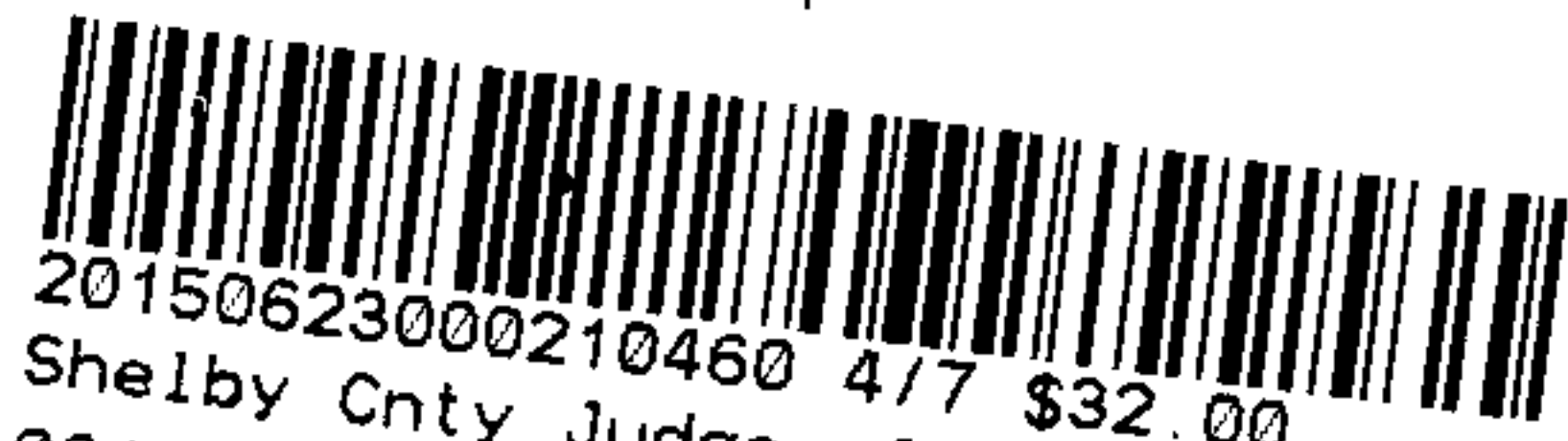
All that tract or parcel of land being Lot 4-A, according to a Resurvey of Lot 4, Crowne Resurvey of Galleria Woods, First Addition, as recorded in Map Book 32, Page 35 in the Probate Office of Jefferson County, Alabama, Bessemer Division and being located in Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows,

Commencing at 1/2 inch capped rebar found (SAIN CA 00279) at the locally accepted Northeast Corner of the SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama; thence leaving the aforesaid 1/4-1/4 corner run with the east line of said 1/4-1/4 Section, South 00°07'29" West, for a distance of 282.59 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Weygand CA 54) and the POINT OF BEGINNING.

Thence from said POINT OF BEGINNING as thus established and continuing along the east line of said 1/4-1/4 section,

1. South 00°09'01" West, 285.37 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Weygand CA 54); thence leaving the east line of said 1/4-1/4 section and run
2. South 51°24'10" West, 485.54 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Weygand CA 54); thence,
3. South 38°15'14" East, 172.59 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
4. South 24°07'17" East, 344.84 feet to a corner of Lot 4-A located 0.39' east of a 1 inch open top pipe found; thence,
5. South 88°52'14" East, 130.18 feet to a corner of Lot 4-A marked by a 1 inch open top found at the locally accepted Northeast Corner of the NE 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 3 West; thence, leaving the aforesaid 1/4-1/4 section and run with the east line of said 1/4-1/4 Section
6. South 00°24'25" East, 92.39 feet to a corner of Lot 4-A marked by a 1/2 inch rebar found; thence, leaving the east line of said 1/4-1/4 and run

7. North 73°33'14" West, 167.36 feet to a corner of Lot 4-A marked by a power pole found; thence,
8. North 76°06'34" West, 122.30 feet to a corner of Lot 4-A marked by a power pole found; thence,
9. South 61°51'26" West, 303.45 feet to a corner of Lot 4-A marked by a power pole found; thence,
10. South 45°01'21" West, 233.45 feet to a corner of Lot 4-A; thence,
11. South 44°19'45" West, 246.90 feet to a corner of Lot 4-A marked by a power pole found; thence,
12. South 40°27'13" West, 255.36 feet to a corner of Lot 4-A marked by a power pole found; thence,
13. South 43°50'39" West, 166.14 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence
14. South 46°10'15" East, 38.94 feet to a corner of Lot 4-A marked by a 1/2 inch rebar found inside of a 2 inch open top pipe; thence
15. South 50°11'19" West, 121.11 feet to a corner of Lot 4-A marked by a 1/2 inch rebar found; thence,
16. South 81°31'25" West, 51.08 feet to a 1/2 inch capped rebar found (Paragon CA 0082 LS) on the Easterly right-of-way of Galleria Woods Drive (having a variable right-of-way); thence, run with the aforesaid right-of-way
17. 310.01 feet along the arc of a curve deflecting to the left, having a radius of 513.88 feet and a chord bearing and distance of North 04°59'16" East, 305.33 feet to a point 0.60 feet northeast of a 1/2 inch rebar found; thence,
18. North 12°17'41" West, 102.00 feet to a point 0.62 feet southeast of a Railroad Spike found; thence,
19. 243.06 feet along the arc of a curve deflecting to the right, having a radius of 316.51 feet and a chord bearing and distance of North 09°42'19" East, 237.13 feet to a point 0.34 feet southeast of a disturbed 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
20. North 31°42'19" East, 115.00 feet to a point 0.33 feet southeast of a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
21. 109.02 feet along the arc of a curve deflecting to the right, having a radius of 333.13 feet and a chord bearing and distance of North 41°04'49" East, 108.53 feet to a point 0.33 feet north east of a Railroad Spike found; thence,
22. 236.34 feet along the arc of a curve deflecting to the left, having a radius of 237.43 feet and a chord bearing and distance of North 21°56'20" East, 226.70 feet to a point; thence,
23. 173.91 feet along the arc of a curve deflecting to the left, having a radius of 237.43 feet and a chord bearing and distance of North 27°33'40" West, 170.05 feet to a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
24. North 48°32'41" West, 51.07 feet to a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence, leaving the aforesaid right-of-way
25. North 63°00'40" East, 184.19 feet to a corner of Lot 4-A to an iron pin set; thence,
26. North 86°16'41" East, 58.05 feet to a corner of Lot 4-A marked by a 1/2 inch rebar (disturbed) found; thence,
27. North 60°54'49" East, 115.53 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,



20150623000210460 4/7 \$32.00
Shelby Cnty Judge of Probate, AL
06/23/2015 11:17:07 AM FILED/CERT

120705102449

28. North 61°31'23" East, 200.90 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
29. North 33°15'50" East, 216.94 feet to a corner of Lot 4-A located 0.72' northwest of a 1/2 inch rebar (disturbed) found; thence,
30. North 33°20'50" West, 22.51 feet to a corner of Lot 4-A marked by a 1/2 inch rebar (disturbed) found; thence,
31. North 66°46'38" East, 192.03 feet to a corner of Lot 4-A located 1.05 feet southeast of a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
32. North 42°25'02" East, 418.61 feet to a corner of Lot 4-A marked by a 1/2 inch capped rebar found (Paragon CA 0082 LS); thence,
33. South 46°44'25" East, 100.21 feet to the POINT OF BEGINNING, containing 939,936 square feet or 21.578 acres of land more or less.

PARCEL II:

Lot 3, Crowne Resurvey of Galleria Woods, First Addition as recorded in Map Book 30, page 77, in the Probate Office of Jefferson County, Alabama, Bessemer Division and recorded in Map Book 21, page 91, in the Probate Office of Shelby County, Alabama.

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and in Book 19, page 633 in the Probate Office of Shelby County, Alabama.

Said property being further described by the surveyed legal description as follows:

Lot 3, Crowne Resurvey of Galleria Woods, First Addition, as recorded in Map Book 30, page 77, in the Probate Office of Jefferson County, Alabama, Bessemer Division and recorded in Map Book 21, page 91, in the Probate Office of Shelby County, Alabama.

Beginning at a 1/2-inch capped (CA-0082) rebar found on the southeasterly right-of-way of Galleria Woods Drive (60-foot right-of-way) at the most northerly corner of said Lot 3, thence departing said right-of-way, South 29 degrees 32 minutes 20 seconds East, a distance of 96.35 feet 1/2-inch capped (CA-0082) rebar found; thence South 01 degrees 35 minutes 23 seconds East, a distance of 380.42 feet 3/4-inch rebar found; thence South 36 degrees 41 minutes 02 seconds East, a distance of 101.92 feet 1/2-inch open top pipe found; thence South 40 degrees 25 minutes 11 seconds East, a distance of 742.13 feet to a point in the center of the Cahaba River; thence continuing along the center of said river for the following four courses: South 45 degrees 27 minutes 46 seconds West, a distance of 398.78 feet point; thence South 58 degrees 12 minutes 06 seconds West, a distance of 148.47 feet point; thence South 52 degrees 23 minutes 46 seconds West, a distance of 360.68 feet point; thence South 42 degrees 28 minutes 59 seconds West, a distance of 249.68 feet point located at the intersection of the centerline of the Cahaba River with the centerline of Patton Creek and also being the most southerly corner of said Lot 3; thence continuing along the centerline of said Patton Creek the following six courses: North 50 degrees 36 minutes 46 seconds West, a distance of 117.22 feet point; thence North 29 degrees 41 minutes 07 seconds West, a distance of 277.86 feet point; thence North 32 degrees 50 minutes 01 seconds



20150623000210460 5/7 \$32.00
Shelby Cnty Judge of Probate, AL
06/23/2015 11:17:07 AM FILED/CERT

120705102450

West, a distance of 127.54 feet point; thence North 32 degrees 46 minutes 05 seconds West, a distance of 134.05 feet point; thence North 26 degrees 48 minutes 30 seconds West, a distance of 311.12 feet point; thence North 32 degrees 50 minutes 56 seconds West, a distance of 142.03 feet point; thence departing said centerline of Patton Creek and running along the northwesterly line of said Lot 3, North 46 degrees 45 minutes 19 seconds East, a distance of 24.66 feet point; thence North 46 degrees 45 minutes 19 seconds East, a distance of 1011.53 feet 1/2-inch capped (CA-0082) rebar found; thence North 01 degrees 51 minutes 18 seconds East, a distance of 95.24 feet 1/2-inch capped (CA-54) rebar found located on the south right-of-way line of said Galleria Woods Drive; thence continuing with said right-of-way the following three courses: along a curve to the left having an arc length of 93.61 feet, with a radius of 50.00 feet, at a chord bearing of North 38 degrees 21 minutes 12 seconds East, for a chord length of 80.52 feet to a point; thence along a curve to the right having an arc length of 20.75 feet, with a radius of 25.00 feet, at a chord bearing of North 08 degrees 30 minutes 09 seconds East, for a chord length of 20.16 feet to a 5/8-inch capped rebar found; thence along a curve to the right having an arc length of 66.52 feet, with a radius of 320.70 feet, at a chord bearing of North 38 degrees 16 minutes 15 seconds East, for a chord length of 66.40 feet to a 1/2-inch capped (CA-0082) rebar found, and the POINT OF BEGINNING.

LESS AND EXCEPT that parcel shown as "Jefferson County San. Pump Sta." on a map of Crowne Resurvey of Galleria Woods, First Addition recorded in Map Book 30, page 77, in the Probate Office of Jefferson County, Alabama, Bessemer division and recorded in Map Book 21, page 91, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commencing at a 1/2-inch capped (CA-0082) rebar found on the southeasterly right-of-way of Galleria Woods Drive (60-foot right-of-way) at the most northerly corner of said Lot 3, thence departing said right-of-way, South 29 degrees 32 minutes 20 seconds East, a distance of 96.35 feet 1/2-inch capped (CA-0082) rebar found; thence South 01 degrees 35 minutes 23 seconds East, a distance of 380.42 feet 3/4-inch rebar found; thence South 36 degrees 41 minutes 02 seconds East, a distance of 101.92 feet 1/2-inch open top pipe found; thence along a tie line South 05 degrees 45 minutes 43 seconds West, a distance of 540.35 feet to a 1/2-inch rebar found, said 1/2-inch rebar found being the TRUE POINT OF BEGINNING; thence South 32 degrees 34 minutes 29 seconds East, a distance of 100.59 feet to a 1/2-inch rebar found; thence South 57 degrees 34 minutes 31 seconds West, a distance of 219.85 feet to a 5/8-inch rebar found; thence North 32 degrees 42 minutes 49 seconds West, a distance of 100.54 feet to a 3-inch crimp top pipe found; thence North 57 degrees 33 minutes 49 seconds East, a distance of 220.09 feet to a 1/2-inch rebar found, and the POINT OF BEGINNING.

Said tract of land contains 28.206 acres.

PARCEL III:

Lot 2, Crowne Resurvey of Galleria Woods, recorded in Birmingham Map Book 178, page 65 and Bessemer Map Book 29, page 70 in the Probate Office of Jefferson County, Alabama.

Along with the right to use the sanitary sewer easement recorded in Bessemer Real 1025, page 508 in the Probate Office of Jefferson County, Alabama.

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and in Book 19, page 633 in the Probate Office of Shelby County, Alabama.

Said property being further described by the surveyed legal description as follows:

All that tract or parcel of land being Lot 2, Crowne Resurvey of Galleria Woods, as recorded in Map Book 29, page 70, in the Probate Office of Jefferson County, Alabama, Bessemer Division and being located in Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows.

Commencing at intersection of the southern right-of-way of Alabama State Highway 150 a.k.a. John Hawkins Parkway (having an apparent variable right-of-way) and the western right-of-way of Galleria Woods Drive (having a variable right-of-way); thence, leaving the aforesaid point and run with the said right-of-way of Galleria Woods Drive 1048.16 feet to the northern most corner of Lot 2 located 0.48 feet southeast of a 1/2 inch capped rebar (Weygand CA 54) and the POINT OF BEGINNING. Thence from said POINT OF BEGINNING as thus established and continuing along the said right-of-way of Galleria Woods Drive,

1. 228.02 feet along the arc of a curve deflecting to the left, having a radius of 376.51 feet and a chord bearing and distance of South 05°03'18" West, 224.55 feet to a 1/2 inch capped rebar found (Paragon CA 0082LS); thence,
2. South 12°17'41" East, 102.00 feet to a point located 0.65 feet southeast of a 1/2 inch capped rebar (Weygand CA 54); thence,
3. 447.58 feet along the arc of a curve deflecting to the right, having a radius of 453.88 feet and a chord bearing and distance of South 15°57'19" West, 429.66 feet to a point located 0.15 feet southeast of a 1/2 inch rebar found; thence,
4. 88.04 feet along the arc of a curve deflecting to the left, having a radius of 380.71 feet and a chord bearing and distance of South 37°34'50" West, 87.84 feet to a point; thence,
5. 17.06 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 50°30'19" West, 16.73 feet to a point; thence,
6. 137.94 feet along the arc of a curve deflecting to the left, having a radius of 50.00 feet and a chord bearing and distance of South 08°58'43" East, 98.17 feet to a 1/2 inch capped rebar found (Weygand CA 54); thence, leaving the aforesaid right-of-way of Galleria Woods Drive
7. South 01°51'18" West, 95.24 feet to a corner of Lot 2 marked by a 1/2 inch capped rebar found (Paragon CA 0082LS); thence,
8. South 46°45'19" West, 1011.53 feet to a corner of Lot 2 on the previously located centerline of Patton Creek; thence,
9. North 37°31'56" West, 59.13 feet to a corner of Lot 2; thence,
10. North 34°01'12" West, 47.21 feet to a corner of Lot 2; thence,
11. North 32°22'31" West, 84.12 feet to a corner of Lot 2; thence,
12. North 42°29'48" West, 49.20 feet to a corner of Lot 2; thence,
13. North 66°50'46" West, 26.19 feet to a corner of Lot 2; thence,
14. North 75°26'29" West, 36.30 feet to a corner of Lot 2; thence,
15. South 81°40'46" West, 30.45 feet to a corner of Lot 2; thence,



20150623000210460 7/7 \$32.00
Shelby Cnty Judge of Probate, AL
06/23/2015 11:17:07 AM FILED/CERT

120705102452

16. South 76°10'34" West, 108.14 feet to a corner of Lot 2; thence,
17. South 78°05'33" West, 79.55 feet to a corner of Lot 2 on the west line of the SW 1/4 of the SE 1/4, Section 23, Township 19 South, Range 3 West; thence, run with the said 1/4-14 line
18. North 00°01'32" East, 206.82 feet to a corner of Lot 2 on the previously located centerline of Patton Creek; thence, leaving the said 1/4-1/4 line
19. North 53°28'21" East, 156.04 feet to a corner of Lot 2; thence,
20. North 51°27'37" East, 131.80 feet to a corner of Lot 2; thence,
21. North 51°33'24" East, 127.74 feet to a corner of Lot 2; thence,
22. North 48°40'19" East, 67.18 feet to a corner of Lot 2; thence,
23. North 24°00'48" East, 80.26 feet to a corner of Lot 2; thence,
24. North 22°23'29" East, 104.88 feet to a corner of Lot 2; thence,
25. North 01°45'47" East, 100.93 feet to a corner of Lot 2; thence,
26. North 04°03'34" West, 55.55 feet to a corner of Lot 2; thence,
27. North 15°06'39" West, 77.79 feet to a corner of Lot 2; thence,
28. North 78°23'44" East, 406.45 feet to a corner of Lot 2 marked by a 1/2 inch capped rebar found (Weygand CA 54); thence,
29. North 41°57'01" East, 735.14 feet to the POINT OF BEGINNING, containing 873,420 square feet or 20.051 acre of land, more or less.