


This instrument prepared by:
Christopher S. Hamer, Esq.
HAMER LAW GROUP, LLC
205 20th Street North – STE 710
Birmingham, Alabama 35203


20150707000228230 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
07/07/2015 09:01:41 AM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


SATISFACTION AND RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that COPELAND SECURITY GROUP, INC., being the owner of that certain lien evidenced by the Statement of Lien, as recorded on May 11, 2015 in the Probate Office of Shelby County, Alabama, Instrument No.: 20150511000154150, in consideration for \$4,500.00 in hand paid by FULCRUM CONSTRUCTION, LLC and \$14,766.00 in hand paid by COLTIN ELECTRICAL SERVICES, LLC, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby acknowledge payment and satisfaction of the indebtedness secured by said lien, in full, and does further hereby fully release, discharge and satisfy said lien of record.

The property affected by said lien and this release thereof is: the Brook Highland Office Plaza located at 5291 U.S. Highway 280, Birmingham, Alabama 35242, situated in Shelby County, Alabama, which is more specifically described in **Exhibit "A"**, attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, COPELAND SECURITY GROUP, INC. has caused this instrument to be executed in its name and attested the 25th day of JUNE, 2015.

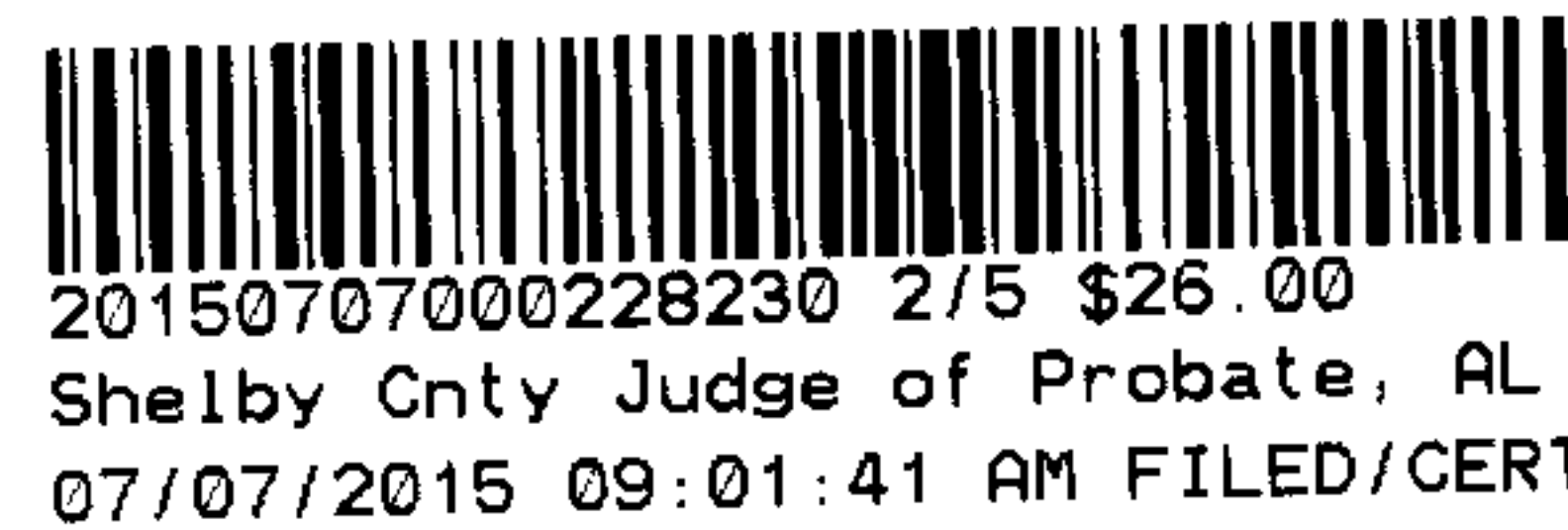
COPELAND SECURITY GROUP, INC.:

By: 

Its: VICE PRESIDENT

[Acknowledgement on following page.]

STATE OF Alabama)
COUNTY OF Autauga)



I, the undersigned, a notary public in and for said County in said State, hereby certify that Justin Copeland, whose name as Agent/Secretary of COPELAND SECURITY GROUP, INC., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 25th day of June, 20 15.

A large, stylized handwritten signature in black ink is written over the notary's name and title.

NOTARY PUBLIC

[NOTARIAL SEAL]

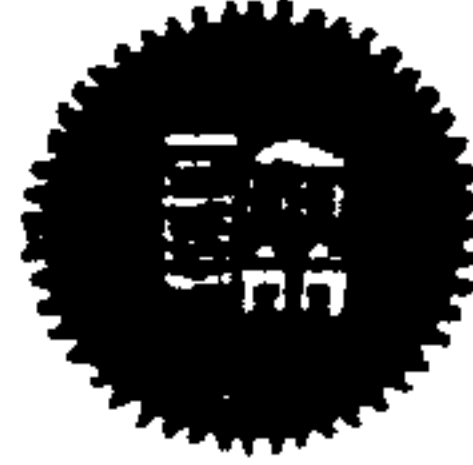
My Commission Expires: _____

My Comm Exp. 05/19/2017



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**Fidelity National Title Insurance Company
of New York**

EXHIBIT A
(page 1 of 3)

EXHIBIT "A" (PHASE 1)

The Land referred to in this Commitment is described as follows:

PARCEL 1

LOTS 1, 1A, 2, 2A, ACCORDING TO THE BROOK HIGHLAND PLAZA RESURVEY, AS RECORDED IN MAP BOOK 18M PAGE 99 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL TO THE BENEFICIAL RIGHTS AND INTERESTS IN THE EASEMENT UNDER THE FOLLOWING INSTRUMENTS:

1.) DECLARATION OF EASEMENTS AND RESTRICTIONS CONVEYANTS (BROOK HIGHLAND DEVELOPMENT-1.35 ACRES OUT PARCEL) BY AMSOUTH BANK N.A. AS ANCILLARY TRUSTEE FOR NNC NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO, DATED AUGUST 29, 1990, AND RECORDED IN REAL 307, PAGE 985, IN SAID PROBATE OFFICE.

2.) EASEMENT AGREEMENT DATED OCTOBER 12, 1993, BY AND BETWEEN AMSOUTH BANK N.A., AS ANCILLARY TRUSTEE FOR NATIONAL BANK OF NORTH CAROLINA, N.A. AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO, AND BROOK HIGHLAND LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP RECORDED AS INSTRUMENT # 1993-32515 IN SAID PROBATE OFFICE.

PARCEL 2

ALL BENEFICIAL RIGHTS IN EASEMENTS GRANTED TO DEVELOPERS DIVERSIFIED OF ALABAMA CORP., BY THE EASEMENT AGREEMENT DATED DECEMBER 30, 1994, BY AND BETWEEN BROOK HIGHLAND LIMITED PARTNERSHIP AND DEVELOPERS DIVERSIFIED OF ALABAMA, AS RECORDED AS INSTRUMENT NO. 1994-37773 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THENCE RUN NORTH 64° 18' 36" WEST A DISTANCE OF 37.73 FEET TO A POINT;
THENCE RUN NORTH 73° 31' 00" WEST A DISTANCE OF 110.98 FEET TO A POINT;
THENCE RUN NORTH 56° 07' 21" WEST A DISTANCE OF 73.48 FEET TO A POINT;
LOCATED ON THE TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY (RIGHT OF WAY VARIES);
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY NORTH 16° 29' 00" EAST A DISTANCE OF
286.74 FEET TO A POINT;
THENCE RUN ALONG THE COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY NORTH 73° 31' 00" WEST A DISTANCE OF
12.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE
EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG

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**Fidelity National Title Insurance Company
of New York**

EXHIBIT "A" (Phase II)
(page 2 of 3)

The Land referred to in this Commitment is described as follows:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 31,
TOWNSHIP 18 SOUTH RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER
OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY,
ALABAMA BEING SOUTH 89° 31' 51" WEST A DISTANCE OF 843.96 FEET FROM
THE NORTHEAST CORNER OF LOT 1, BROOK HIGHLAND PLAZA RESURVEY
(MAP BOOK 18, PAGE 99);**

**THENCE RUN SOUTH 89° 31' 51" WEST A DISTANCE OF 50.00 FEET TO A POINT;
THENCE RUN SOUTH 00° 38' 38" EAST A DISTANCE OF 300.00 FEET TO A POINT;
THENCE RUN NORTH 89° 37' 51" EAST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE RUN SOUTH 01° 36' 53" EAST A DISTANCE OF 295.07 FEET TO A POINT;
THENCE RUN SOUTH 89° 31' 51" WEST A DISTANCE OF 225.00 FEET TO A POINT;
THENCE RUN SOUTH 00° 38' 38" EAST A DISTANCE OF 145.41 FEET TO A POINT;
THENCE RUN SOUTH 88° 24' 44" WEST A DISTANCE OF 150.94 FEET TO A POINT;
THENCE RUN ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 325.14 FEET
(SAID CURVE HAVING A RADIUS OF 910.27 FEET A CHORD BEARING OF NORTH
81° 24' 44" WEST A CHORD DISTANCE OF 323.42 FEET) TO A POINT;
THENCE RUN NORTH 71° 10' 44" WEST A DISTANCE OF 90.62 FEET TO A POINT;
THENCE RUN NORTH 64° 18' 36" WEST A DISTANCE OF 37.79 FEET TO A POINT;
THENCE RUN NORTH 73° 31' 00" WEST A DISTANCE OF 110.98 FEET TO A POINT;
THENCE RUN NORTH 56° 07' 21" WEST A DISTANCE OF 73.40 FEET TO A POINT;
LOCATED ON THE TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY
LINE OF BROOK-HIGHLAND PARKWAY (RIGHT OF WAY VARIES);
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY NORTH 16° 29' 00" EAST A DISTANCE OF
286.74 FEET TO A POINT;
THENCE RUN ALONG THE COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE TO BROOK HIGHLAND PARKWAY NORTH 73° 31' 00" WEST A DISTANCE OF
12.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE
EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG**

EXHIBIT "A"
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**Fidelity National Title Insurance Company
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THE ARC OF A CURVE AN ARC DISTANCE OF 254.68 FEET (SAID CURVE HAVING A RADIUS OF 310.47 FEET, A CHORD BEARING OF NORTH 39°39'00" EAST, AND A CHORD DISTANCE OF 247.60 FEET) TO A POINT;
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY NORTH 26°31'00" WEST A DISTANCE OF 12.00 FEET TO A POINT;
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY NORTH 63°29'00" A DISTANCE OF 518.37 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY 29°31'00" WEST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 501.28 FEET (SAID CURVE HAVING A RADIUS OF 635.12 FEET, A CHORD BEARING OF NORTH 40°52'21" EAST, A CHORD DISTANCE OF 488.37 FEET) TO A POINT; THENCE LEAVING THE RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY RUN SOUTH 89°50'48" EAST, A DISTANCE OF 85.21 FEET TO A POINT; THENCE RUN SOUTH 00°38'38" EAST, A DISTANCE OF 355.06 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING DESIGNATED AS PROPOSED "PHASE II" ON THAT CERTAIN SURVEY FOR A.B. SHOPPING CENTERS PROPERTIES, PREPARED BY CARR & ASSOCIATES ENGINEERS, INC., BEARING THE SEAL AND CERTIFICATION OF BARTON F. CARR, REGISTERED PROFESSIONAL LAND SURVEYOR NO 16685, DATED NOVEMBER 25, 1994, LAST REVISED DECEMBER 21, 1994.



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