



20160202000032930 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/02/2016 08:07:45 AM FILED/CERT

Return recorded document to:
Nathan T. Johns, Esq.
Menden Freiman, LLP
5565 Glenridge Connector NE, Suite 850
Atlanta, Georgia 30342

RE: Mortgage at Instrument No. 2014-61360
Assignment of Leases and Rents at Instrument No. 2014-61370
UCC Financing Statement at Instrument No. 2014-61380
Shelby County, Alabama Records

PARTIAL DISCHARGE OF MORTGAGE, ASSIGNMENT OF LEASES
AND RENTS, AND UCC FINANCING STATEMENT

STATE OF GEORGIA
COUNTY OF FULTON

KNOW ALL MEN BY THESE PRESENTS, that BAY POINT CAPITAL PARTNERS, LP, a Delaware limited partnership, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that the following certain instruments made and executed by HELENA PROPERTIES, LLC, a Georgia limited liability company, to secure payment of the principal sum of \$310,000.00, in the County of SHELBY and State of Alabama, are now PARTIALLY Paid and Satisfied ONLY with relation to Lot 4 (the "Released Collateral") being that real property described in Exhibit "A" and incorporated herein, said Released Collateral being a portion of the Mortgaged Property as defined in the original documents listed below:

- (1) Mortgage and Security Agreement as recorded in Shelby County Judge of Probate Records as Instrument #2014-61360, as modified;
- (2) Assignment of Leases and Rents as recorded in Shelby County Judge of Probate Records as Instrument #2014-61370, as modified; and
- (3) UCC Financing Statement as recorded in Shelby County Judge of Probate Records as Instrument #2014-61380.

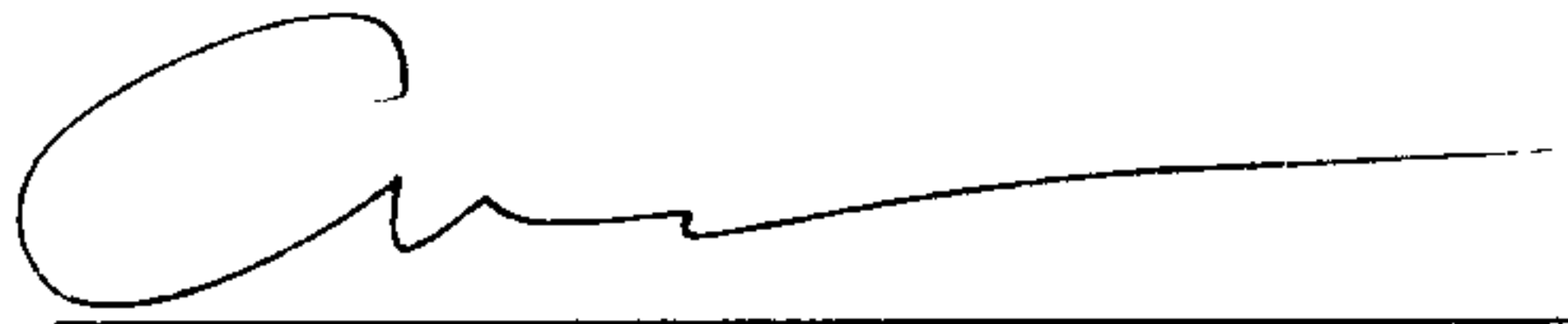
The Mortgaged Property, less and except the Released Collateral, remains subject to the foregoing documents and Mortgagee preserves all of its right, title and interest in the balance of Mortgaged Property.

[Signature appears on the following page. Space intentionally left blank.]

IN WITNESS WHEREOF, Mortgagee has hereunto set Mortgagee's hand and seal as of the 18th day of January, 2016.

BAY POINT CAPITAL PARTNERS, LP,
a Delaware limited partnership

By: Bay Point Advisors, LLC,
its General Partner

By:  (SEAL)
Charles Andros, Manager



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EXHIBIT "A"


RELEASED COLLATERAL

(LOT 4 Map Book 44, Page 49)

STATE OF ALABAMA

COUNTY OF SHELBY

Commencing at the Northwest corner of Lot 1, Block 1, Mullins East Side Addition to Helena, as recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County and run thence North 82 degrees 28 minutes 39 seconds East along the North line of said Lot 1 a distance of 163.05 feet to the Northwest corner of Lot 15, Block 1 of same said Subdivision; then run North 82 degrees 17 minutes 12 seconds East along the North line of said Lot 15 a distance of 173.99 feet to the Northeast corner of same said Lot 15; thence continue North 83 degrees 10 minutes 04 seconds East, crossing the Northerly end of the Vacated Mimosa Street a distance of 51.15 feet to the Northwest corner of Lot 9, Block 2 of same said Subdivision; thence continue North 80 degrees 02 minutes 41 seconds East a distance of 180.57 feet to a corner; thence run North 35 degrees 54 minutes 28 seconds East a distance of 38.14 feet to a corner, being the POINT OF BEGINNING, thence run North 80 degrees 05 minutes 13 seconds East a distance of 231.10 feet to a found capped corner; thence run South 06 degrees 46 minutes 41 seconds East a distance of 87.49 feet to a cross in concrete corner; thence run South 10 degrees 57 minutes 15 seconds East a distance of 91.97 feet to a found rebar corner; thence run South 74 degrees 26 minutes 16 seconds West a distance of 191.12 feet to a found rebar corner; thence run South 60 degrees 15 minutes 51 seconds West a distance of 42.65 feet to a found rebar corner; thence run South 07 degrees 54 minutes 53 seconds East a distance of 185.78 feet to a set rebar corner on a cul de sac property line having a central angle of 30 degrees 00 minutes 00 seconds and a radius of 50.0 feet; thence run Southwesterly along the arc of said cul de sac a distance of 26.18 feet along a cord bearing South 67 degrees 05 minutes 07 seconds West to a set rebar corner; thence run North 07 degrees 54 minutes 53 seconds West a distance of 164.87 feet to a set rebar corner; thence run North 07 degrees 54 minutes 53 seconds West a distance of 22.27 feet to a set rebar corner; thence run along an arc having a central angle of 12 degrees 12 minutes 42 seconds and a radius of 150.0 feet a distance of 31.97 feet along a cord bearing North 14 degrees 01 minutes 14 seconds West to a set rebar corner; thence run North 20 degrees 07 minutes 35 seconds West a distance of 190.34 feet to a set rebar corner; thence run North 81 degrees 59 minutes 15 seconds East a distance of 63.58 feet to a set rebar corner and the POINT OF BEGINNING; being 1.33 acres shown as Lot 4 on Map Book 44, Page 49, in the Office of the Judge of Probate of Shelby County.


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