

This Instrument was prepared by:

Clayton T. Sweeney

2700 Highway 280 East

Suite 160

Birmingham, AL 35223

20160511000159640 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/11/2016 12:19:56 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

12240

PARTIAL RELEASE OF LIEN


KNOW ALL MEN BY THESE PRESENTS, That for value received, the undersigned, **SERVISFIRST BANK**, does hereby release the hereinafter particularly described property from the lien of that certain mortgage executed by **WILLIAM F. SPRATLIN** and **JENNY Y. SPRATLIN** and **ROCK BRIDGE LODGE, LLC** recorded in the Probate Office of **SHELBY County, Alabama**, in Instrument No. 20101110000378660, together with Assignment of Rents and Leases recorded in Instrument No. 20101110000378670, and Mortgage Modification Instrument No. 20130104000004860 and for said consideration, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, all of its rights, title and interest of the undersigned in and to the following described property located in **SHELBY COUNTY, STATE OF ALABAMA**, to wit:

SEE EXHIBIT "A", LEGAL DESCRIPTION

But it is expressly understood and agreed that this release shall in no wise, and to no extent whatever, affect the lien of said mortgage as to the remainder of the property described in and secured by said mortgage. The undersigned is now the owner of said mortgage and all of the unpaid notes secured thereby.

IN WITNESS WHEREOF, **Clark Zinsmeister**, whose name as Vice President of **SERVISFIRST BANK**, has caused this instrument to be executed on this 4 day of May, 2016.

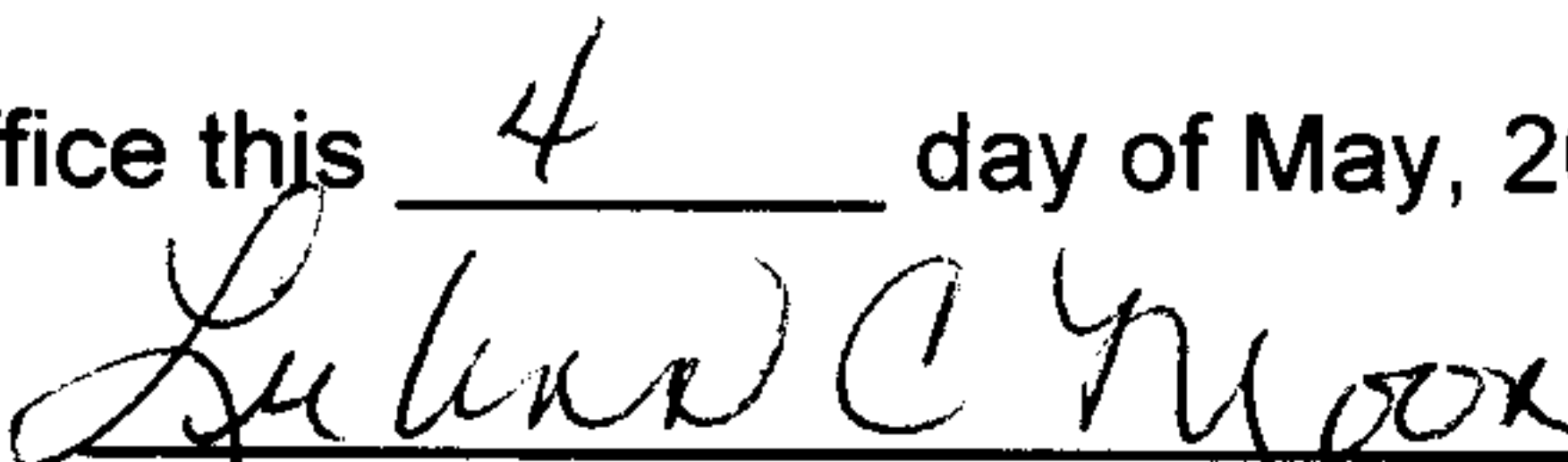
SERVISFIRST BANK


By: Clark Zinsmeister
Its: Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, in and for said County in said State, hereby certify that **Clark Zinsmeister**, whose name as Vice President of **SERVISFIRST BANK**, an Alabama state banking corporation, 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, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation.

Given under my hand and official seal of office this 4 day of May, 2016.


NOTARY PUBLIC

My Commission expires:

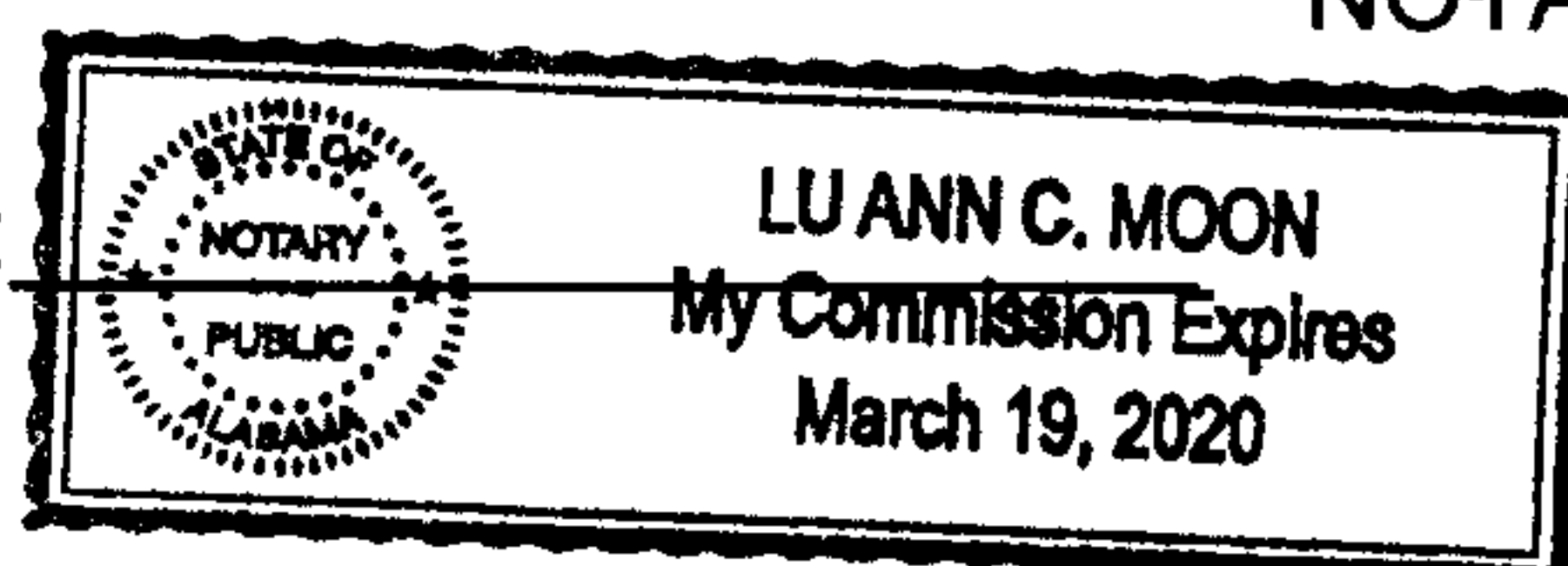



EXHIBIT "A"


20160511000159640 2/2 \$19.00
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A Parcel of Land situated in the West one half of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found, locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run an assumed bearing of South 89 degrees, 21 minutes, 51 seconds West along the South line of said quarter-quarter Section for a distance of 210.49 feet to an iron pin found; thence continue South 89 degrees, 21 minutes, 51 seconds West along the South line of said quarter-quarter Section for a distance of 1095.28 feet to an iron pin found at the Point of Beginning; thence continue South 89 degrees, 21 minutes, 51 seconds West along the South line of said quarter-quarter Section for a distance of 686.69 feet to an iron pin found; thence run North 00 degrees, 25 minutes, 58 seconds West for a distance of 1449.35 feet to an iron pin set on a curve to the left having a central angle of 15 degrees, 02 minutes, 47 seconds, a radius of 175.00 feet and a chord bearing of South 82 degrees 02 minutes, 30 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 45.96 feet to a point; thence run South 89 degrees, 33 minutes, 54 seconds East for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 degrees, 55 minutes, 29 seconds, a radius of 200.00 feet and a chord bearing of South 68 degrees 06 minutes, 09 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 149.84 feet to a point; ; thence run South 46 degrees, 38 minutes, 25 seconds East for a distance of 504.02 feet to an iron pin found with SSI cap; thence run South 01 degrees, 27 minutes, 20 seconds East for a distance of 69.35 feet to an iron pin found with SSI cap; thence run South 01 degrees, 41 minutes, 05 seconds East for a distance of 186.94 feet to an iron pin found with SSI cap; thence run South 05 degrees, 38 minutes, 53 seconds East for a distance of 781.80 feet to the Point of Beginning; Said parcel of land containing 20 acres, more or less.

Together with the following described non-exclusive easement for ingress-egress and utilities:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter and the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees, 34 minutes, 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees, 25 minutes, 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees, 34 minutes, 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 43 degrees, 48 minutes, 38 seconds, a radius of 350.00 feet, and a chord bearing of South 68 degrees, 31 minutes, 39 seconds East; thence run along the arc of said for a distance of 267.62 feet to a point; thence run South 46 degrees, 37 minutes, 20 seconds East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 42 degrees, 56 minutes, 33 seconds, a radius of 175.00 feet, and a chord bearing of South 68 degrees, 05 minutes, 37 seconds East; thence run along the arc of said curve for a distance of 131.16 feet to a point; thence run South 89 degrees, 33 minutes, 54 seconds East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of 42 degrees, 55 minutes, 29 seconds, a radius of 200.00 feet, and a chord bearing of South 68 degrees, 06 minutes, 09 seconds East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run South 46 degrees, 38 minutes, 25 seconds East for a distance of 550.00 feet to a point; thence run South 21 degrees, 48 minutes, 05 seconds East for a distance of 240.90 feet to the end of said easement.