

STATE OF ALABAMA  
SHELBY COUNTY


**PARTIAL RELEASE OF RECORDED LIEN**

Know All Men By These Presents, that the undersigned, FANNIE MAE, a corporation organized and existing under the laws of the United States of America (hereinafter called Assignee), in consideration of the payment of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby releases the following described property from the lien of that certain mortgage executed by FREG INVERNESS CLIFFS ASSOCIATES, LLP, a Colorado limited partnership, and INVERNESS CLIFFS 2<sup>ND</sup> LEVEL, LLC, a Colorado limited liability company (whether one or more, hereinafter called Mortgagor) to KeyBank National Association, a national banking association (hereinafter called Mortgagee), recorded on August 29, 2014, in the office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20140829000272820, and assigned by Mortgagee to Assignee by an assignment of mortgage dated August 29, 2014, recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20140829000272820. For the same consideration, Assignee also releases the following described property from the lien of the security agreement and UCC financing statement (hereinafter UCC1) in which Assignee is named as secured party and Mortgagor is named as debtor, recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20140829000272830:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

It is understood and agreed that this partial release shall not in any way impair or affect the lien of said mortgage, security agreement, or UCC1 as to any and all other property described in said documents.

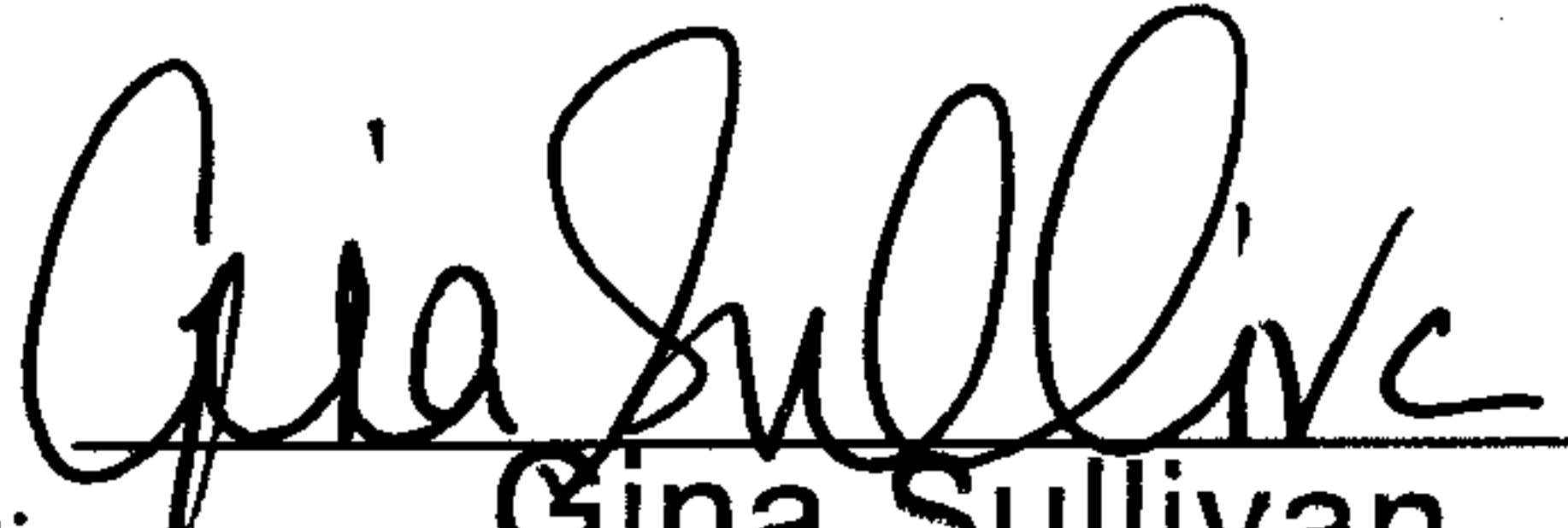
In Witness Whereof, the undersigned have caused these presents to be executed this  
12<sup>th</sup> day of January, 2017.

  
20170119000024060 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
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**Fannie Mae:**

**FANNIE MAE**

By: KeyBank National Association, a  
national banking association, as Servicer and  
Attorney in Fact for Fannie Mae

By:   
Name: Gina Sullivan  
Title: Vice President

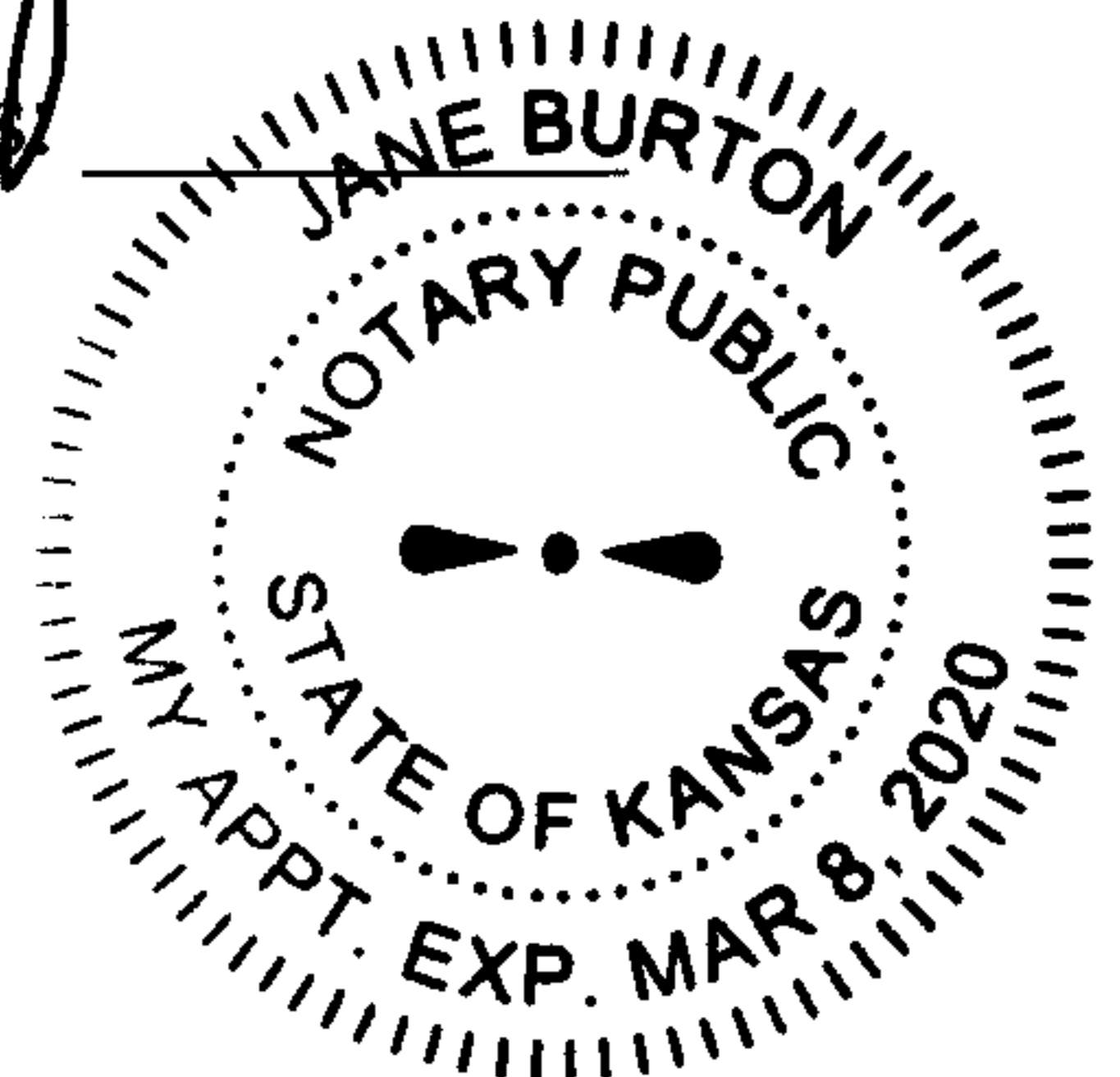
STATE OF Kansas  
COUNTY OF Johnson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lina Sullivan whose name as Vice President of KeyBank National Association, a national banking association, 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 conveyance, he or she, 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, this the 12 day of January 2017.

[Signature]  
Notary Public

My Commission Expires




  
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EXHIBIT "A"  
LEGAL DESCRIPTION

Commencing at the NW corner of the SW ¼ of the SW ¼ of Section 1, Township 19 South, Range 2 West, run thence S 88°24'18" E a distance of 307.50 feet, more or less, run thence S 01°35'42" W a distance of 297.22 feet, more or less, to a point on the south right of way of Valleydale Road and the grantor's property line, also being the Point of Beginning; run thence N 36°55'35" E a distance of 52.62 feet, more or less, run thence along an arc 436.05 feet, more or less, to the right, having a radius of 2099.63 feet, the chord of which is N 43°25'28" E for a distance of 435.27 feet, more or less, run thence N 49°22'26" E a distance of 97.64 feet, more or less, run thence along an arc 731.36 feet, more or less, to the left, having a radius of 2904.82 feet, the chord of which is N 42°09'40" E for a distance of 729.43 feet, more or less, run thence N 35°20'16" E a distance of 106.67 feet, more or less, run thence N 35°09'03" E a distance of 1199.92 feet, more or less, run thence S 54°44'16" E a distance of 32.22 feet, more or less, run thence S 35°07'20" W a distance of 118.35 feet, more or less, run thence S 57°35'52" W a distance of 53.85 feet, more or less, run thence S 35°47'46" W a distance of 157.00 feet, more or less, run thence along an arc 117.53 feet, more or less, to the left, having a radius of 11409.00 feet, the chord of which is S 35°30'05" W for a distance of 117.53 feet, more or less, run thence S 15°11'14" W a distance of 52.90 feet, more or less, run thence S 54°43'04" W a distance of 53.04 feet, more or less, run thence S 34°51'51" W a distance of 410.00 feet, more or less, run thence S 53°18'00" W a distance of 15.81 feet, more or less, run thence S 34°51'51" W a distance of 270.00 feet, more or less, run thence S 08°17'20" W a distance of 11.18 feet, more or less, run thence S 34°51'51" W a distance of 172.49 feet, more or less, run thence along an arc 128.71 feet, more or less, to the right, having a radius of 2550.00 feet, the chord of which is S 36°18'37" W for a distance of 128.70 feet, more or less, run thence S 31°48'12" W a distance of 44.51 feet, more or less, run thence along an arc 386.10 feet, more or less, to the right, having a radius of 2555.00 feet, the chord of which is S 43°04'41" W for a distance of 385.73 feet, more or less, run thence S 13°47'26" W a distance of 90.31 feet, more or less, run thence S 44°00'19" W a distance of 252.76 feet, more or less, run thence S 83°55'52" W a distance of 106.07 feet, more or less, run thence along an arc 209.09 feet, more or less, to the left, having a radius of 1945.00 feet, the chord of which is S 41°48'57" W for a distance of 208.99 feet, more or less, run thence S 55°36'06" W a distance of 23.67 feet, more or less, run thence N 53°20'48" W a distance of 20.02 feet, more or less, to the Point of Beginning; Containing 1.765 acres, more or less.



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