

**20180511000162390**  
**05/11/2018 11:51:03 AM**  
**REL 1/5**

**FULL SATISFACTION OF RECORDED MORTGAGE**

For value received, the undersigned authorized officer for HEALTHCARE FINANCIAL SOLUTIONS, LLC, as Administrative Agent, does hereby acknowledge receipt of payment in full of the indebtedness secured by that certain Open-End Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated January 22, 2016, executed by Medical Properties IV JV, LLC to Healthcare Financing Solutions, LLC filed for record on February 22, 2016, as recorded in Instrument No. 20160222000054600, re-recorded on February 29, 2016 in Instrument No. 20160229000061880; and

The Supplemental Agreement by BW Office Buildings, LLC, Pelham Medical Properties, LLC and Healthcare Financial Solutions, LLC, filed February 22, 2016 in Instrument No. 20160222000054610 in the Probate Office of Shelby County, Alabama.

The said mortgage and the indebtedness secured thereby are hereby cancelled, released and discharged in full.

(SIGNATURE PAGE TO FOLLOW)



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 3<sup>rd</sup> day of May, 2018.

HEALTHCARE FINANCIAL SOLUTIONS, LLC, as  
Administrative Agent

By: [Signature]  
Name: Daniel Eppley  
Title: Authorized Signatory

STATE OF ILLINOIS                    )  
                                                  ) ss.  
COUNTY OF COOK                    )

This instrument was acknowledged before me on May 1, 2018, by Daniel Eppley as Duly Authorized Signatory of Healthcare Financial Solutions, LLC, as Administrative Agent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature]  
Notary Public in and for Said County and State

(Type, print or stamp the Notary's name below  
His or her signature)

My Commission Expires:

09/04/2018



INSTRUMENT PREPARED BY:  
Jason Kaplan, Esq.  
Polsinelli  
150 N. Riverside Plaza, Suite 3000  
Chicago, IL 60606

AFTER RECORDING  
PLEASE RETURN TO:  
Polsinelli PC  
ATTN: Jason Kaplan, Esq.  
150 N. Riverside Plaza, Suite 3000  
Chicago, IL 60606



Legal Description

Real property in the City of Pelham, County of Shelby, State of Alabama, described as follows:

PARCEL A: (LEASEHOLD)

A PART OF LOT 1, ACCORDING TO THE MAP OF PELHAM PROFESSIONAL PARK AS RECORDED IN MAP BOOK 31, PAGE 86 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°53'33" EAST ALONG THE SECTION LINE, 969.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE NORTH 12°00'06" WEST ALONG SAID RIGHT OF WAY LINE, 428.12 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 89°58'10" EAST, 62.48 FEET; THENCE NORTH 00°01'50" WEST, 9.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'10" EAST, 190.50 FEET; THENCE NORTH 00°01'50" WEST, 95.50 FEET; THENCE SOUTH 89°58'10" WEST, 116.04 FEET; THENCE NORTH 37°16'22" WEST, 17.85 FEET; THENCE SOUTH 67°52'18" WEST, 89.88 FEET; THENCE SOUTH 49°25'47" EAST, 25.85 FEET; THENCE SOUTH 00°01'50" EAST, 59.07 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE LEASEHOLD ESTATE INSURED HEREIN IS CREATED BY THAT CERTAIN LEASE AGREEMENT, INCLUDING RIGHTS OF FIRST REFUSAL AS SET OUT THEREIN, BY AND BETWEEN BROOKWOOD CENTER DEVELOPMENT CORPORATION, AND NSC 31, L.L.C. DATED 10/16/1998 AS EVIDENCED BY MEMORANDUM OF GROUND LEASE FILED FOR RECORD 10/20/1998, RECORDED IN INSTRUMENT 1998-40834; TRANSFERRED AND ASSIGNED TO PELHAM MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY FORMERLY KNOWN AS HCP FAMILY MEDICINE SOUTH MOB, LLC, BY INSTRUMENT RECORDED IN INSTRUMENT 2006011000017000 AND SAID ASSIGNMENT BEING RE-RECORDED IN INSTRUMENT 2006011000017010, AND ASSIGNMENT AND ASSUMPTION OF GROUND LEASE FROM BROOKWOOD CENTER DEVELOPMENT CORPORATION TO BW OFFICE BUILDING, LLC AS RECORDED IN INSTRUMENT 20151002000346440 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL B: (APPURTENANT EASEMENT)

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS GRANTED BY VIRTUE OF THE DECLARATION OF EASEMENT AGREEMENT DATED OCTOBER 16, 1998 BY AND BETWEEN BROOKWOOD CENTER DEVELOPMENT CORPORATION AND NSC 31, L.L.C., RECORDED AS



INSTRUMENT 1998-40833 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 1, ACCORDING TO THE MAP OF PELHAM PROFESSIONAL PARK AS RECORDED IN MAP BOOK 31, PAGE 86 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°53'33" EAST ALONG THE SECTION LINE, 969.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE NORTH 12°00'06" WEST ALONG SAID RIGHT OF WAY LINE, 428.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'10" EAST, 308.75 FEET; THENCE NORTH 01°39'20" EAST, 127.59 FEET; THENCE NORTH 25°57'47" WEST, 220.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF YEAGER PARKWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 396.93 FEET, AN ARC DISTANCE OF 101.89 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 12°13'36" EAST, 66.22 FEET; THENCE SOUTH 77°48'48" WEST, 180.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE SOUTH 12°06'33" EAST, ALONG SAID RIGHT OF WAY LINE, 186.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 1, ACCORDING TO THE MAP OF PELHAM PROFESSIONAL PARK AS RECORDED IN MAP BOOK 31, PAGE 86 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°53'33" EAST ALONG THE SECTION LINE, 969.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE NORTH 12°00'06" WEST ALONG SAID RIGHT OF WAY LINE, 428.12 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 89°58'10" EAST, 62.48 FEET; THENCE NORTH 00°01'50" WEST, 9.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'10" EAST, 190.50 FEET; THENCE NORTH 00°01'50" WEST, 95.50 FEET; THENCE SOUTH 89°58'10" WEST, 116.04 FEET; THENCE NORTH 37°16'22" WEST, 17.85 FEET; THENCE



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SOUTH 67°52'18" WEST, 89.88 FEET; THENCE SOUTH 49°25'47" EAST, 25.85 FEET; THENCE SOUTH 00°01'50" EAST, 59.07 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.  
FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER 13-6-13-3-001-027.027.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/11/2018 11:51:03 AM  
\$27.00 DEBBIE  
20180511000162390

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.