

45579

STATE OF MISSISSIPPI

COUNTY OF MADISON

PARTIAL RELEASE OF CONSTRUCTION LIEN

KNOW ALL MEN BY THESE PRESENT, that Faulkner Construction Company, Inc., A Mississippi Corporation, is the holder and owner of a certain Construction Lien dated March 1, 1989, against John Baldwin and Eddie D. Baldwin, owners, and Trustmark National Bank, Canton Branch, Mortgagee, recorded in the office of the Chancery Clerk of Madison County, Mississippi, in Construction Lien Book 6 at page 239; and

FOR VALUE RECEIVED, Faulkner Construction Company, Inc., A Mississippi Corporation, hereby releases from said construction lien the following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

A tract of land situated in Section 18 of Township 10 North, Range 5 East, Madison County, Mississippi; all lying west of the Choctaw Boundary Line, north of Revive Road and more particularly described as follows:

Commencing from the corner common to Sections 17, 18, 19 and 20 of Township 10 North, Range 5 East, Madison County, Mississippi; thence South 89 degrees 59 minutes 27 seconds East for 617.50 feet to a point on the Choctaw Boundary Line; thence North 10 degrees 12 minutes 37 seconds West along the said Choctaw Boundary Line for 2740.30 feet to a concrete monument at the intersection of the northern Right-of-Way line of Revive Road and the said Choctaw Boundary Line; thence South 46 degrees 40 minutes 52 seconds West along the said northern Right-of-Way line of Revive Road for 204.79 feet to a concrete Right-of-Way monument; thence South 52 degrees 47 minutes 45 seconds West continuing along the said Right-of-Way line for 199.45 feet to a concrete Right-of-Way monument; thence South 48 degrees 45 minutes 44 seconds West along the said Right-of-Way line for 198.92 feet to a concrete Right-of-Way monument; thence South

51 degrees 48 minutes 06 seconds West along the said Right-of-Way line for 521.44 feet to a concrete Right-of-Way monument; thence South 51 degrees 42 minutes 55 seconds West along the said northern Right-of-Way line of Revive Road for 388.72 feet to an iron pin, said iron pin being the "Point of Beginning" of the tract herein described; thence

South 51 degrees 42 minutes 55 seconds West continuing along the said northern Right-of-Way line of Revive Road for 389.56 feet to a concrete Right-of-way monument; thence

South 56 degrees 59 minutes 19 seconds West along said Right-of-Way line for 178.34 feet to a concrete Right-of-Way monument; thence

South 55 degrees 22 minutes 19 seconds West along the said Right-of-Way line for 219.74 feet to a concrete Right-of-Way monument; thence

South 52 degrees 43 minutes 1 second West along the said Right-of-Way line for 523.38 feet to a concrete Right-of-Way monument; thence

South 46 degrees 41 minutes 36 seconds West along the said Right-of-Way line for 234.70 feet to a concrete Right-of-Way monument; thence

South 48 degrees 40 minutes 25 seconds West along the said Right-of-Way line for 209.47 feet to a point; thence

South 37 degrees 34 minutes 00 seconds West along the said Right-of-Way line for 208.58 feet to a concrete Right-of-Way monument; thence

South 41 degrees 41 minutes 9 seconds West along the said Right-of-Way line for 197.59 feet to a concrete Right-of-Way monument; thence

South 41 degrees 41 minutes 9 seconds West continuing along the said northern Right-of-Way line of Revive Road for 103.06 feet to a point in the physical center of Doaks Creek as it exists today; thence

North 51 degrees 30 minutes 45 seconds West continuing along the said physical center of Doaks Creek for 113.24 feet to a point; thence

North 50 degrees 30 minutes 24 seconds West along the said physical center of Doaks Creek for 118.09 feet to a point; thence

North 54 degrees 13 minutes 58 seconds West along the said physical center of Doaks Creek for 163.86 feet to a point; thence

North 17 degrees 54 minutes 57 seconds West  
along the said physical center of Doaks Creek  
for 92.69 feet to a point; thence

South 66 degrees 29 minutes 31 seconds West  
along the said physical center of Doaks Creek  
for 142.76 feet to a point; thence

North 55 degrees 59 minutes 3 seconds West  
along the said physical center of Doaks Creek  
for 60.18 feet to a point; thence

North 43 degrees 15 minutes 57 seconds East  
along the said physical center of Doaks Creek  
for 189.22 feet to a point; thence

North 19 degrees 44 minutes 10 seconds East  
along the said physical center of Doaks Creek  
for 178.51 feet to a point; thence

North 28 degrees 01 minutes 43 seconds West  
along the said physical center of Doaks Creek  
for 35.28 feet to a point; thence

North 74 degrees 35 minutes 59 seconds West  
along the said physical center of Doaks Creek  
for 93.56 feet to a point; thence

North 35 degrees 20 minutes 36 seconds West  
along the said physical center of Doaks Creek  
for 171.33 feet to a point; thence

North 76 degrees 54 minutes 23 seconds East  
along the said physical center of Doaks Creek  
for 156.79 feet to a point; thence

North 48 degrees 46 minutes 35 seconds West  
along the said physical center of Doaks Creek  
for 116.06 feet to a point; thence

South 54 degrees 14 minutes 15 seconds West  
along the said physical center of Doaks Creek  
for 131.09 feet to a point; thence

North 82 degrees 41 minutes 5 seconds West  
along the said physical center of Doaks Creek  
for 171.63 feet to a point; thence

North 15 degrees 47 minutes 18 seconds West  
along the said physical center of Doaks Creek  
for 30.30 feet to a point; thence

North 23 degrees 51 minutes 58 seconds East  
along the said physical center of Doaks Creek  
for 41.73 feet to a point; thence

North 54 degrees 03 minutes 14 seconds East  
along the said physical center of Doaks Creek  
for 87.20 feet to a point; thence

North 17 degrees 41 minutes 52 seconds West  
along the said physical center of Doaks Creek  
for 81.58 feet to a point; thence

North 76 degrees 53 minutes 45 seconds East  
along the said physical center of Doaks Creek  
for 118.63 feet to a point; thence

North 23 degrees 57 minutes 56 seconds West  
along the said physical center of Doaks Creek  
for 175.70 feet to a point; thence

North 80 degrees 51 minutes 26 seconds West  
along the said physical center of Doaks Creek  
for 109.83 feet to a point; thence

North 64 degrees 48 minutes 47 seconds West  
along the said physical center of Doaks Creek  
for 162.02 feet to a point; thence

North 81 degrees 37 minutes 29 seconds West  
along the said physical center of Doaks Creek  
for 93.58 feet to a point; thence

North 35 degrees 53 minutes 10 seconds West  
along the said physical center of Doaks Creek  
for 33.00 feet to a point; thence

North 25 degrees 49 minutes 56 seconds East  
along the said physical center of Doaks Creek  
for 78.35 feet to a point; thence

North 62 degrees 16 minutes 13 seconds East  
along the said physical center of Doaks Creek  
for 138.35 feet to a point; thence

North 50 degrees 57 minutes 16 seconds West  
along the said physical center of Doaks Creek  
for 204.04 feet to a point; thence

South 52 degrees 45 minutes 52 seconds West  
along the said physical center of Doaks Creek  
for 128.11 feet to a point; thence

North 49 degrees 25 minutes 10 seconds West  
along the said physical center of Doaks Creek  
for 164.40 feet to a point; thence

North 7 degrees 30 minutes 40 seconds West  
along the said physical center of Doaks Creek  
for 82.31 feet to a point; thence

North 80 degrees 10 minutes 59 seconds West  
along the said physical center of Doaks Creek  
for 206.45 feet to a point; thence

North 17 degrees 31 minutes 2 seconds West  
along the said physical center of Doaks Creek  
for 77.08 feet to a point; thence

North 57 degrees 41 minutes 15 seconds West  
along the said physical center of Doaks Creek  
for 111.07 feet to a point; thence

South 70 degrees 42 minutes 37 seconds West  
along the said physical center of Doaks Creek  
for 128.58 feet to a point; thence

North 73 degrees 20 minutes 13 seconds West  
along the said physical center of Doaks Creek  
for 69.38 feet to a point; thence

South 20 degrees 22 minutes 41 seconds West  
along the said physical center of Doaks Creek  
for 123.12 feet to a point; thence

South 56 degrees 59 minutes 12 seconds East  
along the said physical center of Doaks Creek  
for 108.94 feet to a point; thence

South 31 degrees 20 minutes 59 seconds West  
along the said physical center of Doaks Creek  
for 40.89 feet to a point; thence

North 77 degrees 13 minutes 21 seconds West  
along the said physical center of Doaks Creek  
for 106.89 feet to a point; thence

South 50 degrees 6 minutes 13 seconds West  
along the said physical center of Doaks Creek  
for 123.69 feet to a point; thence

North 86 degrees 3 minutes 12 seconds West  
along the said physical center of Doaks Creek  
for 64.44 feet to a point; thence

North 13 degrees 40 minutes 37 seconds East  
along the said physical center of Doaks Creek  
for 178.30 feet to a point; thence

South 77 degrees 42 minutes 39 seconds West  
along the said physical center of Doaks Creek  
for 192.49 feet to a point; thence

South 40 degrees 58 minutes 56 seconds West  
along the said physical center of Doaks Creek  
for 111.85 feet to a point; thence

South 79 degrees 21 minutes 5 seconds West  
along the said physical center of Doaks Creek  
for 17.57 feet to a point; thence

North 45 degrees 43 minutes 5 seconds West  
along the said physical center of Doaks Creek  
for 80.38 feet to a point; thence

South 14 degrees 54 minutes 51 seconds East  
along the said physical center of Doaks Creek  
for 234.09 feet to a point; thence

South 61 degrees 10 minutes 59 seconds West  
along the said physical center of Doaks Creek  
for 207.34 feet to a point; thence

South 88 degrees 5 minutes 18 seconds East  
along the said physical center of Doaks Creek  
for 168.45 feet to a point; thence

South 61 degrees 30 minutes 3 seconds East  
along the said physical center of Doaks Creek  
for 81.08 feet to a point; thence

South 11 degrees 27 minutes 25 seconds East  
along the said physical center of Doaks Creek  
for 68.86 feet to a point; thence

South 46 degrees 44 minutes 23 seconds West  
along the said physical center of Doaks Creek  
for 91.00 feet to a point; thence

North 65 degrees 52 minutes 20 seconds West  
along the said physical center of Doaks Creek  
for 164.45 feet to a point; thence

South 55 degrees 20 minutes 11 seconds West  
along the said physical center of Doaks Creek  
for 146.28 feet to a point; thence

North 51 degrees 38 minutes 4 seconds West  
continuing along the said physical center of  
Doaks Creek as it exists today for 48.96 feet  
to a point, said point being on the west line  
of the SW $\frac{1}{4}$  of Section 18, Township 10 North,  
Range 5 East, of said Madison County; thence

North along the West line of the said SW $\frac{1}{4}$  for  
1139.28 feet to an iron pin at the northwest  
corner of the SW $\frac{1}{4}$  of Section 18, Township 10  
North, Range 5 East, Madison County,  
Mississippi; thence

North 70 degrees 00 minutes 00 seconds East  
for 1320.00 feet to an iron pin; thence

North 76 degrees 00 minutes 00 seconds East  
for 1846.58 feet to an iron pin; thence

South 33 degrees 45 minutes 18 seconds East  
for 2185.64 feet to the said "Point of  
Beginning", containing 160.00 acres, more or  
less.

Bearings in this survey have an origin of TRUE  
NORTH as established by computations from  
celestial observations.

BUT THIS IS A PARTIAL RELEASE ONLY, and it is  
expressly understood and agreed that this Partial  
Release is given upon condition that neither this  
Partial Release nor anything herein contained, shall in

BOOK 7 PAGE 54

anywise release, diminish, alter or affect the remaining real property described in said Notice of Construction Lien.

IN WITNESS WHEREOF, this the 22<sup>nd</sup> day of August, 1990.

FAULKNER CONSTRUCTION  
COMPANY, INC., A  
MISSISSIPPI CORPORATION

BY: Hester M. Faulkner,  
HESTER M. FAULKNER,  
PRESIDENT

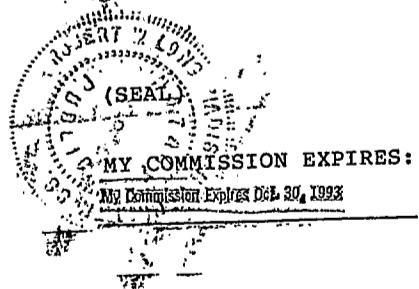
STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, the within named Hester M. Faulkner, known to me to be President of Faulkner Construction Company, Inc., A Mississippi Corporation, who acknowledged that he signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned, for and on behalf of said corporation, he having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 22<sup>nd</sup> day of August, 1990.

Robert W. Long  
NOTARY PUBLIC



MY COMMISSION EXPIRES:

My Commission Expires Oct 30, 1993

STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 22 day of Aug, 1990, at 3:20 o'clock P M., and was duly recorded on the AUG 22 1990, Book No. 7, Page 48.

BILLY V. COOPER, CHANCERY CLERK BY: Karen D.C.

