



20150223000055080 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/23/2015 09:24:53 AM FILED/CERT

_____ State of Alabama _____ Space Above This Line for Recording Data

This instrument was prepared by: Bryant Bank
Denise Clements
234 Goodwin Crest Drive, Suite 500
Homewood, Alabama 35209

RELEASE OF MORTGAGE and ASSIGNMENT OF LEASES AND RENTS

Bryant Bank, which is organized and existing
under the laws of Alabama and holder of that certain Mortgage made and executed by
Stephanie Phillips, a married woman

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 12/27/2010

to secure the debt or other obligation in the amount of 80,000.00
certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on
2/1/2011

in the Judge of Probate for Shelby County, Alabama
and is indexed as INST# 20110201000034510

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest
in the Property located at 315 Old Highway 25 East, Columbiana, AL 35051
and legally described as:

SEE ATTACHED EXHIBIT "A"

Assignment of Leases and Rents dated 12/27/10, recorded 2/1/2011, indexed as Inst #20110201000034520

LENDER:

 (Seal)

(Witness)

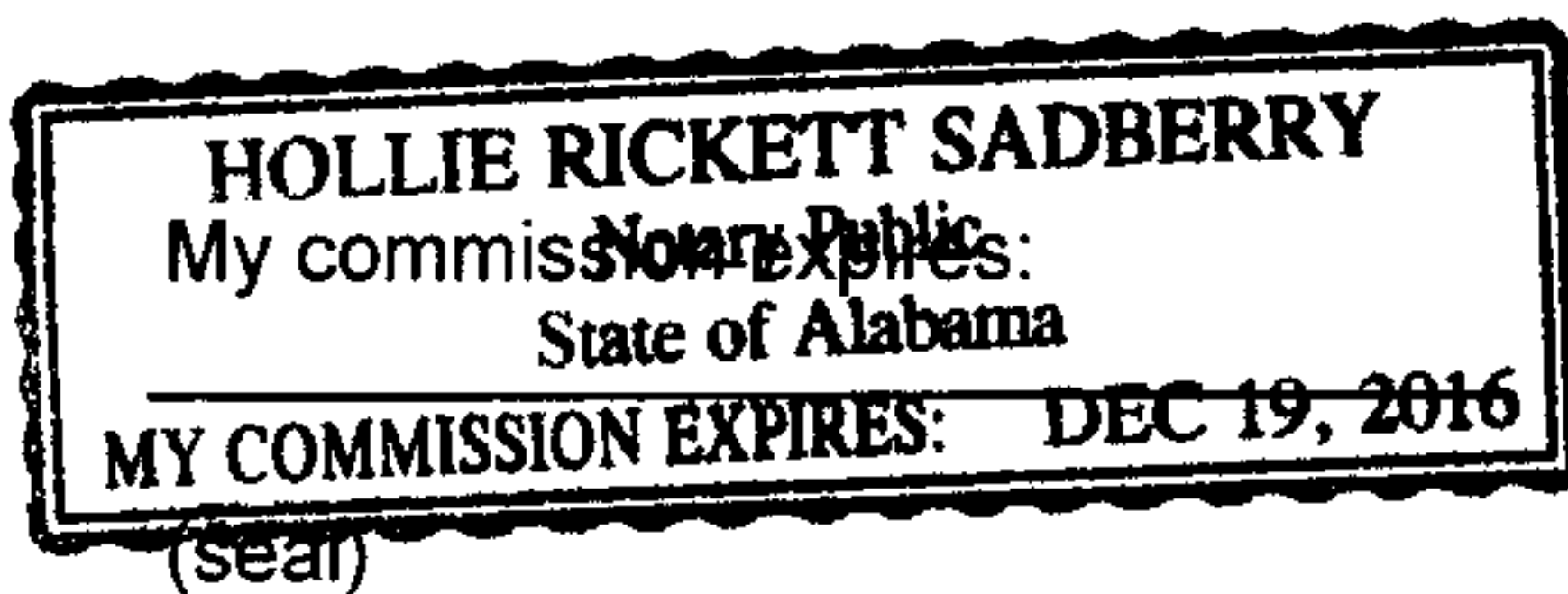
(Witness)



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ACKNOWLEDGEMENT
(Lender Acknowledgement)

State of Alabama County of Shelby ss.
I, Hollie Rickett SADBERRY, a Notary Public, in and for said
County in said State, hereby certify that Denise Clements
whose name(s) as Vice President
of Bryant Bank, a Banking Institution is/are 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/she/they, in his/her/their capacity as such She executed the same
voluntarily on the day the same bears date. Given under my hand this the 18th day of February, 2015



Hollie Rickett SADBERRY
Notary Public

Exhibit "A"



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A lot or parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, particularly described as follows: Beginning at the Southeast corner of said forty acres and run West along the South line of same about 1080 feet to the East right of way of the Columbiana-Wilsonville Highway; thence North 12 degrees East along the East right of way line of said Highway 405 feet, more or less, to the corner of what is known as Miles Branch as the point of beginning of the lot hereby conveyed; thence East along the center of said Branch 100 feet; thence South 12 degrees West and parallel with said Highway 150 feet; thence West and parallel with said Branch 100 feet to the East right of way line of said Highway; thence Northeast along said Highway right of way 150 feet to the point of beginning.
Situated in Shelby County, Alabama.