



20160824000306640 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/24/2016 02:13:50 PM 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 MODIFICATION OF MORTGAGE

Bryant Bank, which is organized and existing
under the laws of Alabama and holder of that certain Mortgage made and executed by
Timothy L Riley and Lori Riley, husband and wife, as an inducement to Mortgage and as an accommodation to
Lori Riley

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 5/9/2008

Modification of Mortgage on 4/16/13

to secure the debt or other obligation in the amount of 30,000.00 increased to 80,000.00

certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on

05/22/08 Modification of Mortgage recorded on 5/14/13

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20080522000207990 Modification of Mortgage indexed as Instrument# 20130514000198570

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest

in the Property located at 4819 Highway 61, Columbiana, Alabama 35051

and legally described as:

See Exhibit A

LENDER:
Denise Clements (Seal)

(Witness)

(Witness)

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 22nd day of August, 2016

HOLLIE RICKETT SADBERRY
My commission expires
State of Alabama
MY COMMISSION EXPIRES: DEC 19, 2016
(Seal)

Hollie Rickett Sadberry
Notary Public



20160824000306640 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/24/2016 02:13:50 PM FILED/CERT

EXHIBIT A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO ROY ALLEN, II AND TRINA SIMS AND GERALD E. MOSLEY, RECORDED IN INSTRUMENT NO. 1995-23042, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE S 00°34'08" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 279.83 FEET TO A POINT;

THENCE N 85°04'28" E, A DISTANCE OF 607.61 FEET TO A 1/2" IRON PIN FOUND ON THE SOUTH EDGE OF COUNTY HIGHWAY NO. 435;

THENCE S 00°19'02" E, A DISTANCE OF 425.64 FEET TO A 1/2" REBAR, FOUND, AT THE POINT OF BEGINNING;

THENCE S 89°34'34" E, A DISTANCE OF 424.72 FEET TO A 1/2" REBAR, FOUND;

THENCE S 00°24'06" W, A DISTANCE OF 516.67 FEET TO A POINT;

THENCE N 89°35'54" W, A DISTANCE OF 418.28 FEET, TO A POINT;

THENCE N 00°19'02" W, A DISTANCE OF 516.88 FEET TO THE POINT OF BEGINNING



20160824000306640 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/24/2016 02:13:50 PM FILED/CERT