

20170718000256790 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/18/2017 01:37:12 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
Ashley Joseph Mezrano, a married woman

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 7/27/2016

Modification of Mortgage on 10/31/16

to secure the debt or other obligation in the amount of 65,713.52 increased to \$219,960.00

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

8/22/16 Modification of Mortgage recorded on 11/29/16

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20160822000302070 Modification of Mortgage as Instrument# 20161129000434570

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

in the Property located at Lot 4 Autumn Crest Drive, 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 Rickott Seabury, 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 17th day of July, 2017

My Commission Expires:
December 19, 2020

(seal)

Hollie Rickott Seabury
Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, less and except any part of the above described land which is a part of the following two tracts sold:

Tract to A. H. Avery by deed dated April 1, 2002, recorded in Inst. No. 2002-16050, in the Probate Office of Shelby County, Alabama.

Tract to Nathan F. Powell and Tammy Powell dated February 14, 2002, recorded in Inst. No. 2002-09930, in the Probate Office of Shelby County, Alabama.

Tract to Joyce Falkner, recorded in Inst. No. 2004, 26536, Probate Office, Shelby County, Alabama.

Tract to Janice Bearden, Tax ID# 15-2-10-0-001-002.

PARCEL II:

All of the NW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, less and except any part of the property described in the 3 following deeds:

Deed to Nathan F. Powell and Tammy Powell, dated February 14, 2002, recorded in Inst. No. 2002-09930 in the Probate Office of Shelby County, Alabama.

Deed to David W. Bland and Suzanne Bland, dated January 27, 2006, recorded in Inst. no. 20060206000060700, in the Probate Office of Shelby County, Alabama.


Deed to Ronald L. Stanfa and Patricia M. Stanfa, dated July 7, 2005, recorded in Inst. No. 20050726000374780 in the Probate Office of Shelby County, Alabama.

PARCEL III:

All that property lying in the NE 1/4 of the NW 1/4, Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, which lies Northeast of the property conveyed to Ronald L. Stanfa and Patricia M. Stanfa in that certain deed dated July 7, 2005 and recorded in Inst. No. 20050726000374780 in the Probate Office of Shelby County, Alabama. The same being a triangular parcel lying in the Northeast corner of said NE 1/4 of NW 1/4.

AND ALSO GRANTED:


A 60 foot ingress, egress and utility easement: Commence at a 1/2" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a 1/2" rebar in place; thence proceed North 08 degrees 36 minutes 50 seconds East for a distance of 893.81 feet; thence proceed North 39 degrees 00 minutes 38 seconds West for a distance of 138.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a 1/2" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for a distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement being the point of beginning. From this beginning point proceed South 78 degrees 15 minutes 27 seconds East along the centerline of said easement for a distance of 215.95 feet; thence proceed South 63 degrees 19 minutes 14 seconds East along the centerline of said easement for a distance of 259.85 feet; thence proceed North 86 degrees 38 minutes 14 seconds East


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along the centerline of said easement for a distance of 260.71 feet; thence proceed North 72 degrees 03 minutes 42 seconds East along the centerline of said easement for a distance of 144.0 feet; thence proceed North 87 degrees 10 minutes 51 seconds East along the centerline of said easement for a distance of 169.64 feet to its point of intersection with the westerly right of way of Shelby County Road No. 47 and the termination of said easement.

AND ALSO GRANTED:

A 30 foot ingress, egress and utility easement on the South side of the following described line and subject to a 30 foot easement ingress, egress and utility on the North side of the following described line; Commence at a 1/2" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a 1/2" rebar in place; thence proceed North 06 degrees 36 minutes 50 seconds East for a distance of 893.81 feet to the point of beginning. From this beginning point proceed North 39 degrees 00 minutes 38 seconds West for a distance of 136.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a 1/2" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degree 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement.


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