

_____ 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
Charles Steven Fant and Hailey Porter Fant, husband and wife

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 4/12/2017

Modification of Mortgage on 8/18/17

to secure the debt or other obligation in the amount of 60,000.00 increased to \$74,200.00

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

5/2/17 Modification of Mortgage recorded on 9/29/17

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20170502000150470 Modification of Mortgage indexed as 20170929000355770

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


in the Property located at 108 Bolton Lane, Columbiana, AL 35051

and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)


20180524000181050 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/24/2018 10:58:06 AM FILED/CERT

(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 2nd day of May, 2018

My Commission Expires:
December 19, 2020
(seal)

Hollie Rickett SADBERRY
Notary Public



20180524000181050 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Exhibit A

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 1 West; thence run South 89 degrees 03 minutes 30 seconds West along the North line of the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of said Section 25, for 2285.43 feet to a point on the West line of Washington Street; thence run South 11 degrees 14 minutes 30 seconds East along said right of way, for 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence run South 89 degrees 03 minutes 30 seconds West along said North right of way line for 741.74 feet to a found rebar; thence continue on the last described course for (plat 107.61') measured 150.07 to the point of beginning; thence continue on the last described course for 220.18 feet to the point of beginning of a curve to the left, having a central angle of 8 degrees 31 minutes 12 seconds and a radius of 2000.00 feet; thence run along the arc of said curve for 297.41 feet; thence continue on the tangent, if extended, South 80 degrees 32 minutes 18 seconds West for 48.05 feet to a found cap rebar situated at the intersection of the southeasterly right of way line of Pitt Road; thence run North 51 degrees 13 minutes 03 seconds East, along said right of way line for 23.34 feet to the point of beginning of a curve to the left having a central angle of 14 degrees 58 minutes 14 seconds and a radius of 400.00 feet; thence run along the arc of said curve for 104.51 feet; thence continue on the tangent, if extended, North 36 degrees 14 minutes 49 seconds East for 236.98 feet to the point of beginning of a curve to the right, having a central angle of 31 degrees 28 minutes 44 seconds and a radius of 300.00 feet; thence run along the arc of said curve for 164.82 feet; thence continue on the tangent, if extended, North 67 degrees 43 minutes 32 seconds East for 85.41 feet to the point of beginning of a curve to the right, having a central angle of 12 degrees 46 minutes 13 seconds and a radius of 300.00 feet; thence run along the arc of said curve for 66.86 feet; thence continue on the tangent, if extended, North 80 degrees 29 minutes 45 seconds East for 35.59 feet to a set cap rebar; thence leaving said right of way run South 0 degrees 56 minutes 39 seconds East for 148.59 feet to a set cap rebar; thence run North 89 degrees 56 minutes 42 seconds East for 20.20 feet to a found 2" pipe; thence run South 0 degrees 53 minutes 26 seconds East for 250.82 feet to the point of beginning.



20180524000181050 3/3 \$22 00
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