

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
Craig G Kollars and Rita Kollars, husband and wife

Bryant Bank as Mortgagor, and
Bryant Bank as Mortgagee on 6/9/2017

Modification of Mortgage on 8/14/17

to secure the debt or other obligation in the amount of 55,900.00 increased to 129,095.00

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

6/29/17 Modification of Mortgage recorded on 9/7/17

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20170629000233020 Modification of Mortgage indexed as 20170907000326470

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

in the Property located at 10 Spring Branch Road, Columbiana, AL 35051

and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

(Witness)

(Witness)

20180524000181070 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/24/2018 10:58:08 AM FILED/CERT

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 May, 2018

~~My Commission Expires:~~
December 19, 2020

(seal)

Hollie Rickett SADBERRY
Notary Public

20180524000181070 2/3 \$22.00
Shelby Cnty Judge of Probate: AL
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EXHIBIT "A"

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S00°13'24"E, a distance of 1214.62'; thence S87°12'19"W, a distance of 1422.57'; thence N87°12'19"E, a distance of 1258.84' to the POINT OF BEGINNING; thence N00°39'15"W, a distance of 244.97'; thence N89°03'44"W, a distance of 1327.73' to the Easterly R.O.W. line of Spring Branch Road, Prescriptive R.O.W.; thence S00°55'42"W and along said R.O.W. line, a distance of 222.04' to a curve to the right, having a radius of 1230.00, a central angle of 06°09'35", and subtended by a chord which bears S04°00'29"W, and a chord distance of 132.17'; thence along the arc of said curve and said R.O.W. line, a distance of 132.24' to a compound curve to the right, having a radius of 230.00, a central angle of 12°55'40", and subtended by a chord which bears S12°34'35"W, and a chord distance of 51.79'; thence along the arc of said curve and said R.O.W. line, a distance of 51.90' to the Northerly R.O.W. line of Shelby County Highway 49, 80' R.O.W., said point being a non-tangent curve to the right, having a radius of 840.00, a central angle of 20°22'01", and subtended by a chord which bears S38°22'15"E, and a chord distance of 297.02'; thence leaving said Spring Branch Road R.O.W. line and along said Highway 49 R.O.W. line, a distance of 298.59'; thence S28°11'15"E and along said R.O.W. line, a distance of 196.54' to a curve to the left, having a radius of 910.00, a central angle of 34°12'10", and subtended by a chord which bears S45°13'22"E, and a chord distance of 535.20'; thence along the arc of said curve and said R.O.W. line, a distance of 543.23'; thence N00°36'02"E and leaving said R.O.W. line, a distance of 219.89'; thence N88°42'00"E, a distance of 283.94'; thence S02°07'28"E, a distance of 150.82'; thence S69°56'43"E, a distance of 21.40'; thence S01°14'22"E, a distance of 168.04'; thence N72°52'12"W, a distance of 19.43'; thence S04°13'19"E, a distance of 12.11' to the Northerly R.O.W. line of above said Shelby County Highway 49; thence S73°13'44"E and along said R.O.W. line, a distance of 247.98'; thence N00°46'25"E and leaving said R.O.W. line, a distance of 409.70'; thence N88°47'48"E, a distance of 138.14'; thence N01°17'25"E, a distance of 686.09' to the POINT OF BEGINNING.


20180524000181070 3/3 \$22.00
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