

20180720000259230 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
07/20/2018 12:50:16 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
Brent Hobbs and Shannon Hobbs, husband and wife

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 1/28/2016

Modification of Mortgage on 9/22/17 and 3/8/18

to secure the debt or other obligation in the amount of 48,000.00 increased to 123,000.00 and further increased to
156,000.00

certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on
2/25/16 Modifications of Mortgage recorded on 11/3/17 and 4/17/18

in the Judge of Probate for Shelby County, Alabama
and is indexed as Instrument# 20160225000057990 Modification of Mortgage indexed as 20171103000401300 and
20180417000128030

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest
in the Property located at 8132 S Main Street, Wilsonville, AL 35186-7244
and legally described as:

See Exhibit A

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 28th day of June, 2018



Hollie Rickett SADBERRY
Notary Public

20180720000259230 2/3 \$23.00
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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:


Commence at the SW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the point of beginning; thence continue along the last described course a distance of 741.01 feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 110.23 feet; thence North 88 degrees 13 minutes 7 seconds East a distance of 845.67 feet; thence North 64 degrees 16 minutes 50 seconds East a distance of 743.39 feet to the edge of Lay Lake; thence along the edge of Lay Lake a distance of 198 feet, more or less, (chord bearing South 0 degrees 1 minutes 0 seconds East and a chord distance of 190.20 feet); thence South 63 degrees 52 minutes 2 seconds West a distance of 339.44 feet; thence South 44 degrees 52 minutes 28 seconds West a distance of 864.24 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated August 16, 2001.

The above described property is now known as Lot 2, according to the survey of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 20140124000024370, Probate Office, Shelby County, Alabama.

Together with a non-exclusive 50-foot INGRESS, EGRESS AND UTILITY EASEMENT, more particularly described as follows: Commence at the SW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the Point of beginning; thence 44 degrees 53 minutes 4 seconds along the southwesterly line of a 50-foot ingress, egress and utility easement lying 50 feet northeasterly of and parallel to described line; thence continue along the last described course a distance of 741.01 feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 580.39 feet to the southeasterly right of way line of Shelby County Hwy. 61 and the END of said easement.
According to the survey of Rodney Shiflett, dated August 16, 2001.


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