

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
Russell Bryan Shanahan and Barbara M Shanahan, husband and wife

Bryant Bank as Mortgagor, and
Bryant Bank as Mortgagee on 5/4/2007

Modification of Mortgage on 4/25/12

to secure the debt or other obligation in the amount of 165,250.00

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

5/23/07 Modification of Mortgage recorded on 6/5/12

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20070523000240050 Modification of Mortgage as Instrument# 20120605000197300

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

in the Property located at 635 Dickerson Road, Pelham, AL 35124

and legally described as:

See Exhibit A

LENDER:

Denise Clements

(Seal)

20190213000046880 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/13/2019 11:29:27 AM FILED/CERT

(Witness)

(Witness)

ACKNOWLEDGEMENT
(Lender Acknowledgement)

State of Alabama County of Shelby ss.
I, Hollie Rickett Scalberry, a Notary Public, in and for said
County in said State, hereby certify that Denise Clements
whose name(s) as Sr 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 February 2019

My Commission Expires:
December 19, 2020

(seal)

Hollie Rickett Scalberry
Notary Public

20190213000046880 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at a 5/8" rebar set by Weygand, being the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, for a point of beginning; thence run Southerly along the West line for 331.75 feet; thence turn 82 degrees 50 minutes 41 seconds to the left and run Easterly for 607.11 feet; thence turn 57 degrees 30 minutes 00 seconds to the left and run Northeasterly along the Northwestern side of a lake for 83.25 feet; thence turn 39 degrees 27 minutes 36 seconds to the left and run Northerly for 330.54 feet to a point on the North line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15, Township 20 South, Range 2 West; thence turn 89 degrees 05 minutes 03 seconds to the left and run Westerly along said North line for 656.76 feet to the point of beginning.

ALSO, with rights to Ingress and Egress along a non-exclusive road easement described as follows:

Commence at a 5/8" rebar set by Weygand, being the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 331.75 feet to the point of beginning; thence continue along same line for 815.25 feet; thence turn 34 degrees 22 minutes 10 seconds to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of Dickerson Road; thence turn 128 degrees 18 minutes 47 seconds to the left and run Northeasterly along the centerline of pavement for 40.0 feet; thence leaving said pavement turn 51 degrees 47 minutes 22 seconds to the left and run Northwesterly for 76.34 feet; thence turn 34 degrees 28 minutes 19 seconds to the right and run Northerly for 800.00 feet; thence turn 82 degrees 50 minutes 41 seconds to the left and run Westerly for 30.24 feet to the point of beginning.

ALSO with rights of Ingress and Egress along the extension of pavement of Dickerson Road with its centerline being described as follows:

Commence at a 5/8" rebar set by Weygand, being the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 1146.97 feet; thence turn 34 degrees 22 minutes 10 seconds to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of said Dickerson Road and the point of beginning; thence turn 51 degrees 41 minutes 13 seconds to the right and run Southwesterly along the centerline of pavement for 48.12 feet to the point of beginning of a curve to the right, having an intersecting angle of 27 degrees 17 minutes 49 seconds, a Radius at its centerline of 193.48 feet; thence run Southwesterly along the Arc for 92.18 feet to its point of tangency and end of said easement or right of way.



20190213000046880 3/3 \$22.00
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