

20190426000137430 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/26/2019 11:58:07 AM 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 ASSIGNMENT OF LEASES AND RENTS

Bryant Bank, which is organized and existing
under the laws of Alabama and holder of that certain Mortgage made and executed by
Walter R Higgins, a married man and Julie D Higgins, a married woman as an inducement to Mortgagee and as
an accommodation to Walter R Higgins

as Mortgagor, and
Bryant Bank as Mortgagee on 9/4/2009

Assignment of Leases and Rents on 9/4/09

to secure the debt or other obligation in the amount of 733,604.80

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

9/30/09 Assignment of Leases and Rents recorded on 9/30/09

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20090930000371820 Assignment of Leases and Rents as #20090930000371830

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

in the Property located at 1285 and 1293 Highway 87, 1.039 and 6.838 acres CR 87, Alabaster, Alabama 35007

and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

(Witness)

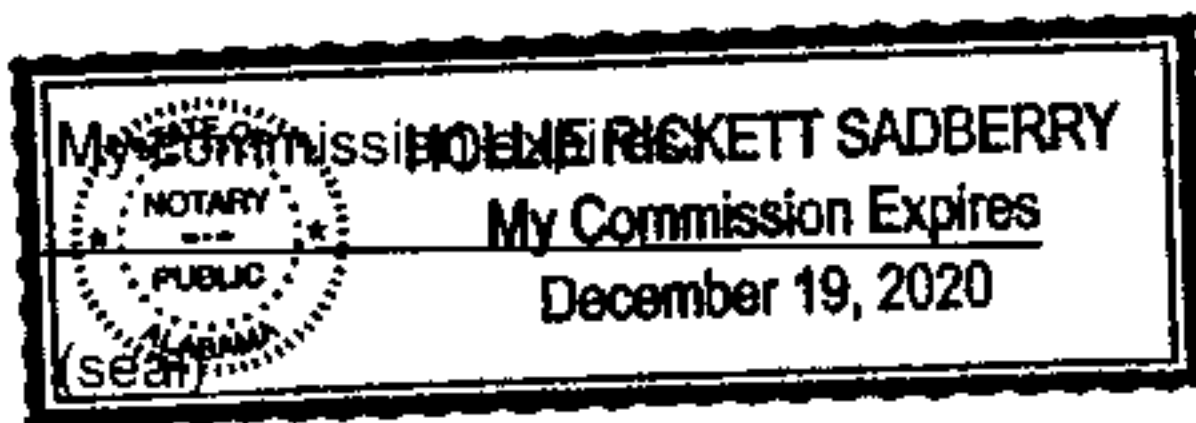
(Witness)



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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 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 23rd day of April, 2019



Hollie Rickett Sadberry
Notary Public

Exhibit "A"


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PARCEL I:

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the said Section 20; thence go in an Easterly direction along the South line of said section a distance of 32.43 feet to a point on the East Right-Of-Way line of Shelby County Highway 87; said point being the point of beginning of the tract herein described; thence continue along the same course a distance of 492.57 feet to a point; thence turn left 91 degrees 25 minutes 06 seconds and go in a Northerly direction a distance of 840.00 feet to a point; thence turn left 88 degrees 34 minutes 54 seconds and go in a Westerly direction a distance of 525.00 feet to a point on the West line of said Section 20; thence turn left 91 degrees 25 minutes 06 seconds and go in a Southerly direction along said West line of Section 20 a distance of 267.11 feet to a point on the East Right-Of-Way line of said Highway 87; thence turn left 3 degrees 14 minutes 03 seconds and go in a Southerly direction along the said East Right-Of-Way of Highway 87 a distance of 574.67 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southwest corner of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, thence North 3 degrees 52 minutes 46 seconds East 575.00 feet to the point of beginning and a 5/8" rebar, thence North 3 degrees 35 minutes 48 seconds East 167.11 feet to 5/8" rebar, thence South 87 degrees 59 minutes 52 seconds East 525.04 feet to a 5/8" rebar, thence South 3 degrees 35 minutes 48 minutes West 167.11 feet to a 5/8" rebar, thence North 87 degrees 59 minutes 52 seconds West 525.04 feet back to the point of beginning. Lying and being situated in the Southwest Quarter and the Southwest Quarter of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama.

PARCEL II:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama and run Westerly along the North Section line 49.50 feet to a point on the West Right-Of-Way line of Shelby County Highway #87; thence turn an angle to the left of 89 degrees 23 minutes 48 seconds with its bearing being South 03 degrees 19 minutes 25 seconds East and a distance of 1135.66 feet to the point of beginning of Parcel #4; continue along last said course for a distance of 211.59 feet to a point; thence right 93 degrees 18 minutes 28 seconds and a distance of 247.20 feet to the East Right-Of-Way line of I-65; thence turn an angle right of 70 degrees 01 minutes 26 seconds and run Northwesterly along said Right-Of-Way for a distance of 368.78 feet to a point;



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thence turn 106 degrees 37 minutes 46 seconds right and run 243.10 feet to a point; thence turn right 89 degrees 50 minutes 15 seconds and run 157.00 feet to a point; thence turn left 89 degrees 45 minutes 02 seconds and run 109.00 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III:

A parcel of land located in the Northeast Quarter of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast Quarter of Section 30; thence run West along the North line of Section 30 a distance of 49.47 feet to a point on the West Right-Of-Way of Shelby County Highway #87; thence left 89 degrees 23 minutes 48 seconds along said Right-Of-Way a distance of 775.86 feet; thence continue along the same course a distance of 68.63 feet to the point of beginning; thence continue along the same course Southerly 290.99 feet; thence right 89 degrees 53 minutes 17 seconds leaving said Right-Of-Way a distance of 109.00 feet; thence right 89 degrees 45 minutes 02 seconds a distance of 157.00 feet; thence left 89 degrees 50 minutes 15 seconds a distance of 22.28 feet; thence right 89 degrees 48 minutes 51 seconds a distance of 133.73 feet; thence right 90 degrees 02 minutes 43 seconds a distance of 132.89 feet to the point of beginning. Situated in Shelby County, Alabama.