



20191210000456380 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/10/2019 12:33:25 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
William Grady Parsons and Marsha Parsons, husband and wife

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 11/9/2007

Modification of Mortgage dated 11/19/12 Modification of Mortgage dated 7/29/15

to secure the debt or other obligation in the amount of 50,000.00 increased to 176,000.00

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

12/3/07 Modification of Mortgage recorded 1/3/13 Modification of Mortgage recorded 8/17/15

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20071203000547150 Modification of Mortgage as Instrument# 20130103000004560

Modification of Mortgage as Instrument# 20150817000284890

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

in the Property located at 109 Ferry Road, Columbiana, Alabama 35051

and legally described as:

See Exhibit A

LENDER:

Denise Clements

(Seal)

(Witness)

(Witness)

ACKNOWLEDGEMENT
(Lender Acknowledgement)

State of Alabama County of Shelby ss.
I, Holliie Rickbett Seaberry, 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 3rd day of December 2019

My commission expires:
My Commission Expires!
December 19, 2026

(seal)

Holliie Rickbett Seaberry
Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

A lot situated in the Northeast Quarter of the Northwest Quarter of Section 25, Township 21, Range 1 West, more particularly described as follows:

Begin at a point on the West margin of Arlington Street which point is the Northeast corner of Lot 3 of Block B as laid off in the map of College Park in the Town of Columbiana, Shelby County, Alabama, as the same appears of record in the Office of the Judge of Probate of said County, and go thence in a northerly direction along the West margin of Arlington Street a distance of 430 feet, more or less, to the point of intersection of the West margin of Arlington Street and the south margin of East College Street; go thence in a westerly direction along the South margin of East College Street a distance of 162 feet, more or less, to the Northeast corner of the lot now owned by P.B. Shaw which point is 100 feet distant along said South margin of East College Street from the Northeast corner of the Shelby County High School property; go thence in a southerly direction along the East line of the said P.B. Shaw lot which line is parallel to the East line of said Shelby County High School property a distance of 386 feet, more or less, to a point on the North line of Lot 3 of the aforementioned Block B; go thence in a easterly direction along the said North line of the aforementioned Lot 3 of Block B a distance of 110 feet to the point of beginning.

There is excepted or reserved from this conveyance the following:

The strip of land 20 feet in width fronting on Arlington Street and extending in a westerly direction of uniform width across the South end of the lot herein conveyed, which strip of land has previously been dedicated for a street or alley by the terms stated in a deed from Eugenia Letson to Lovania Gordon as the same appears in Deed Book 109, Page 488 in the Office of the Judge of Probate of Shelby County, Alabama;

ALSO, LESS AND EXCEPT:

That part of said property upon which a sidewalk is now located on and along the North side of said property which has previously been dedicated for public use in accordance with the terms contained in a deed from W. M. Polk and wife, Sally Polk to J. W. Letson as the same appears of record in Deed Book 85, Page 395, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, LESS AND EXCEPT, property as contained in deed recorded in Deed Book 352, Page 548, Probate Office, Shelby County, Alabama.



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