

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  
James Terry Benson and Linda G Benson, husband and wife

Bryant Bank as Mortgagor, and  
Bryant Bank as Mortgagee on 8/2/2016

Modification of Mortgage on 1/30/19

to secure the debt or other obligation in the amount of 20,000.00 increased to 40,000.00

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

8/22/16 Modification of Mortgage on 3/4/19

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20160822000302610 Modification of Mortgage as Instrument# 20190304000067430

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

in the Property located at 248 Highway 46, Shelby, AL 35143

and legally described as:

See Exhibit A

LENDER:

*Denise Clements*

(Seal)



20200114000019540 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/14/2020 02:22:07 PM FILED/CERT

(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 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 9th day of January 2020

My commission expires:  
My Commission Expires:  
December 19, 2020  
(seal)

Hollie Rickett Sadberry  
Notary Public



20200114000019540 2/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Southwest quarter of the Southeast quarter of Section 4 and the Northwest quarter of the Northeast quarter of Section 9, Township 24 North, Range 15 East, being part of the same land described in a deed to James Terry and Linda G. Benson, recorded in Real Book 307, Page 888, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a rail found at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 4; thence South 00 degrees 27 minutes 14 seconds East along the East line of the Northwest quarter of the Northeast quarter of Section 9, a distance of 221.55 feet to a 1/2" rebar found; thence North 73 degrees 00 minutes 41 seconds West, a distance of 160.99 feet to a 1/2" rebar, set with a cap stamped "Wheeler - RPLS 16165" at the point of beginning; thence North 73 degrees 00 minutes 43 seconds West a distance of 465.28 feet to a 1/2" rebar found; thence North 03 degrees 41 minutes 42 seconds East, a distance of 733.25 feet to a 1/2" rebar found on the South right of way of County Road No. 46; thence South 72 degrees 34 minutes 34 seconds East along said right of way, a distance of 306.86 feet to a 1/2" rebar set with a cap stamped "Wheeler - RPLS 16165"; thence South 03 degrees 18 minutes 37 seconds West, a distance of 184.54 feet to a 1/2" rebar found with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 32 minutes 58 seconds East a distance of 147.59 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 04 degrees 13 minutes 16 seconds East a distance of 106.08 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 10 degrees 59 minutes 37 seconds East a distance of 157.77 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 20 degrees 44 minutes 27 seconds East a distance of 193.09 feet to the point of beginning.



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