

20210215000075920  
02/15/2021 10:54:06 AM  
REL 1/3

\_\_\_\_\_ 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 MORTGAGE MODIFICATION

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 and Julie D Higgins, husband and wife and Adriel B Thompson Sr and Myrtice D Thompson  
(deceased)

\_\_\_\_\_ as Mortgagor, and  
Bryant Bank as Mortgagee on 11/15/2017

Modification of Mortgage on 11/15/18  
to secure the debt or other obligation in the amount of 478,900.00

certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on  
2/14/2018 Re-recorded on 7/26/18 Mortgage Modification on 1/16/19

in the Judge of Probate for Shelby County, Alabama  
and is indexed as Instrument# 20180214000048680 Re-recorded as Inst# 20180726000267590  
Mortgage Modification as Inst# 20190116000017120

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest  
in the Property located at 29250 Perdido Beach Blvd Unit 101 (Parcel 1), Orange Beach, Alabama 36561 and  
1117 Chancallors Ferry Rd, Harpersville, AL 35078

and legally described as:

See Exhibit A

LENDER:

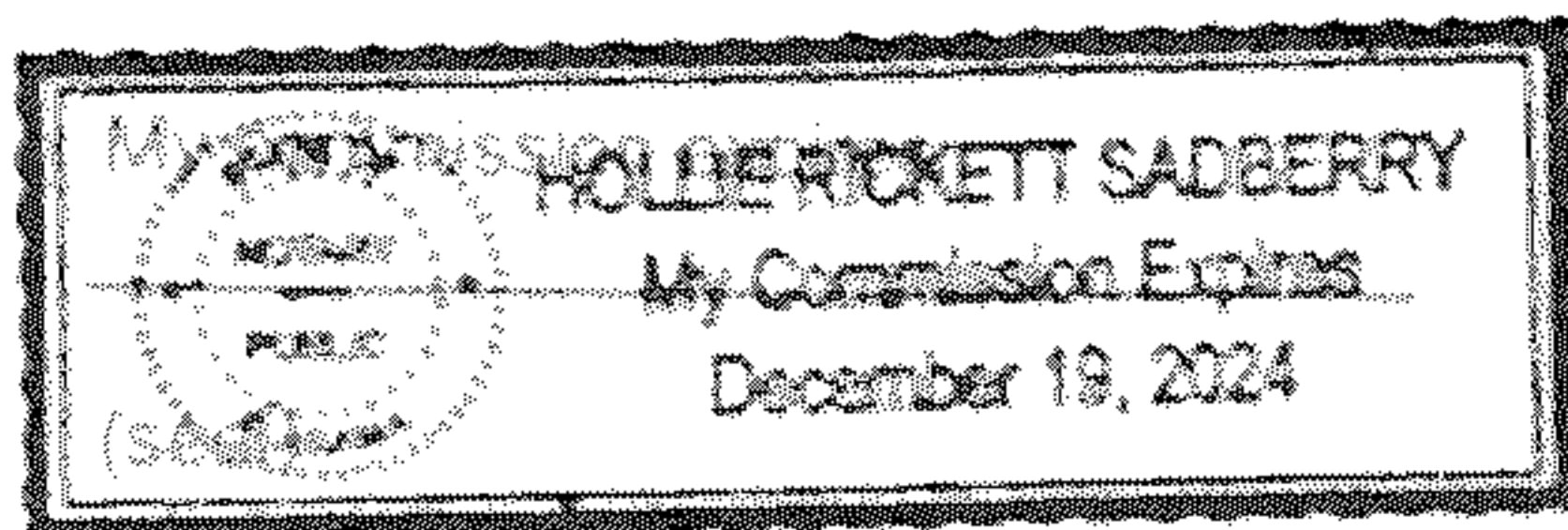
 (Seal)

\_\_\_\_\_  
(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 11th day of February, 2021



Hollie Rickett Sadberry  
Notary Public

**Exhibit A**  
(Continued)

**Parcel I**

UNIT 101 PHASE I, THE BROADMOOR, a condominium, according to the condominium documents of record as follows: ( all recording references being to the records in the Office of the Judge of Probate of Baldwin County, Alabama): Declaration of Condominium, and all exhibits attached thereto, including the By-Laws, dated March 18, 1985 and recorded in Miscellaneous Book 55, page 1532, et seq., as such condominium is further described and defined by Engineer's Certification Drawings filed October 24, 1985 in Miscellaneous Book 55, page 1566, et seq. TOGETHER WITH AN undivided interest in and to the common elements of THE BROADMOOR, of which said interest will reduce upon filing of Phase II as set forth by document above referenced. SUBJECT TO the Articles of Incorporation of THE BROADMOOR ASSOCIATION, INC., recorded in Miscellaneous Book 55 page 1608, and all rules and regulations promulgated pursuant thereto.

**Parcel II**

A parcel of land situated in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, and in the NW  $\frac{1}{4}$  or the NE  $\frac{1}{4}$  of Section 24, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Commence at the Southwest corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 20 South, Range 2 East, Shelby County Alabama; thence run East along the South line of said Section 13 a distance of 362.92 feet to the point of beginning; thence turn left 97 degrees 08 minutes 15 seconds and run Northwesterly a distance of 537.59 feet to the Southerly right of way line of Old Chancellor's Ferry Road; thence turn right 126 degrees 08 minutes 37 seconds and run Southeasterly along said right of way line a distance of 320.53 feet; thence turn left 14 degrees 52 minutes 35 seconds and continue Southeasterly along said right of way line a distance of 343.25 feet; thence turn right 53 degrees 59 minutes 21 seconds and run Southeasterly a distance of 604.70 feet to a point on the bank of the Coosa River; thence turn right 77 degrees, 16 minutes, 33 seconds and run Southwesterly along the bank of the Coosa River a distance of 432.03 feet; thence turn right 85 degrees 41 minutes 12 seconds and run Northwesterly a distance of 483.41 feet; thence turn left 9 degrees 52 minutes 39 seconds and continue Northwesterly a distance of 142.44 feet; thence turn right 41 degrees 39 minutes 31 seconds and continue Northwesterly a distance of 42.68 feet to the point of beginning. According to survey of Samuel J. Martin, RLS # 12501, dated February 21, 1996  
Situated in SHELBY County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2021 10:54:06 AM  
\$32.00 CHARITY  
20210215000075920

*Allen S. Bayl*