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03/18/2021 12:59:04 PM
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 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
Maurice W Reddell and Rachel Deann Reddell, husband and wife

_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **12/19/2016**

Modification of Mortgage on 5/1/17

to secure the debt or other obligation in the amount of **295,000.00 increased to 376,000.00**

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

1/9/17 Modification of Mortgage on 5/22/17

in the **Judge of Probate** _____ for **Shelby** _____ County, Alabama
and is indexed as **Instrument# 20170109000006680 Modification of Mortgage as 20170522000176670**

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest
in the Property located at **1720 Alston Farm Rd, Columbiana, AL 35051**
and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

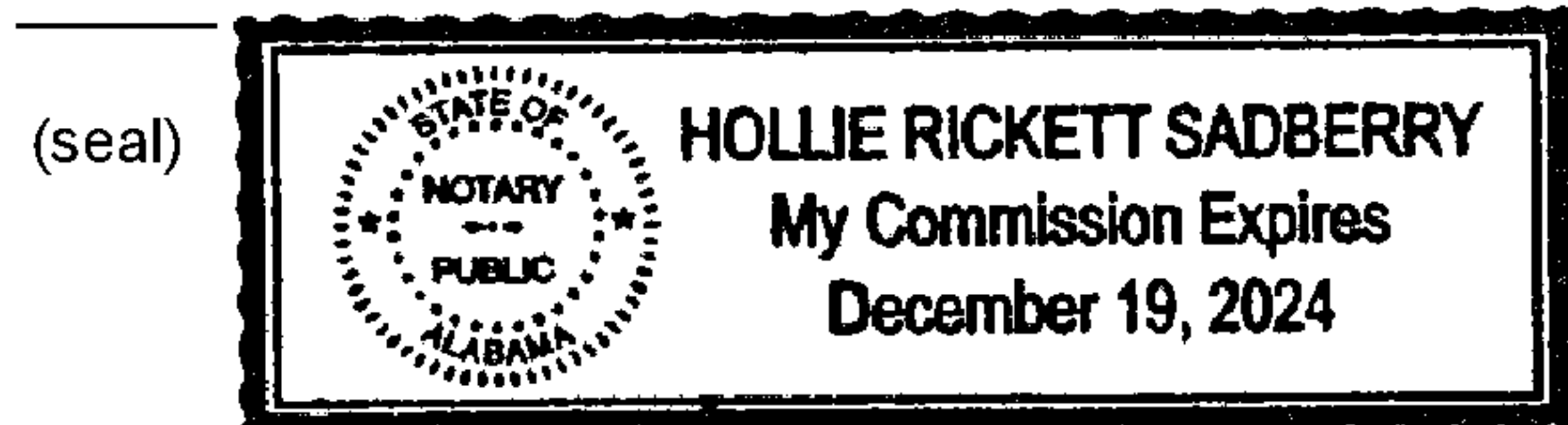
(Witness)

(Witness)

ACKNOWLEDGEMENT
(Lender Acknowledgement)

State of Alabama County of Jefferson 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 15th day of March, 2021

My commission expires:



Hollie Rickett Sadberry
Notary Public

Exhibit A

LEGAL DESCRIPTION

PARCEL II (Highway 28, Alston Farm Road, North Part)

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 1 East; thence run South 89 degrees 27 minutes 08 seconds East, 1362.01 feet; thence run South 89 degrees 21 minutes 44 seconds East, 610.00 feet; thence run South 00 degrees 45 minutes 00 seconds West, 221.57 feet; thence run South 04 degrees 35 minutes 06 seconds West, 431.18 feet; thence run North 89 degrees 27 minutes 01 seconds West, 1938.27 feet; thence run North 00 degrees 19 minutes 25 seconds East, 658.59 feet to the point of beginning, being a part of the Southeast 1/4 of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, Section 17, Township 21 South, Range 1 East, Shelby County, Alabama.

A non-exclusive right of way for a access road 20 feet in width for the purpose of ingress and egress which is described as follows:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 1 East, run East for a distance of 10 feet along the North line of said 1/4-1/4 section to the point of beginning of the centerline of said right-of-way and extend said centerline North to Alston Farm Road.
All in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land in the Southeast quarter of the Northwest quarter of Section 17, Township 21 South, Range 1 East, being the same land described in a deed to Maurice W. and James A. Reddell, recorded in Inst. No. 1997-8798 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section a distance of 434.00 feet to the point of beginning; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 231.66 feet to a point; thence South 89 degrees 51 minutes 07 seconds East, a distance of 472.08 feet to a point; thence North 39 degrees 09 minutes 32 seconds West, along an existing fence, a distance of 213.56 feet to a point; thence North 55 degrees 49 minutes 18 seconds West along an existing fence, a distance of 85.17 feet to a point; thence North 75 degrees 37 minutes 56 seconds West, along an existing fence, a distance of 35.84 feet to a point; thence South 84 degrees 59 minutes 09 seconds West, along an existing fence, a distance of 147.61 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, along an existing fence, a distance of 88.52 feet to the point of beginning.

ALSO, an easement for ingress, egress and utilities described as follows:

Beginning at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16155" at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North 00 degrees 08 minutes 31 seconds East a distance of 81.41 feet to the South right of way of the Alston Farm Road; thence North 89 degrees 55 minutes 18 seconds East, a distance of 30.00 feet to a point; thence South 00 degrees 08 minutes 31 seconds East, a distance of 530.16 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, a distance of 33.10 feet to a point; thence North 00 degrees 08 minutes 31 seconds West, a distance of 434.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 12:59:04 PM
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Alli S. Bayl