

20210325000149450
03/25/2021 08:33:05 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 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
Donna M Smith, a married woman

____ as Mortgagor, and
Bryant Bank as Mortgagee on 8/16/2012

Assignment of Leases and Rents on 8/16/12

to secure the debt or other obligation in the amount of 36,000.00

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

8/20/12 Assignment of Leases and Rents on 8/20/12

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20120820000308780 Assignment of Leases and Rents as 20120820000308790

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

in the Property located at 695 Highway 333, Columbiana, Alabama 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 22nd day of March, 2021

My commission expires:

(seal)



Hollie Rickett Sadberry
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER 183.94 FEET TO A POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 265.97 FEET TO A POINT; THENCE TURN AT AN ANGLE OF 68 DEGREES 45 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 484.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 333; THENCE TURN AN ANGLE OF 66 DEGREES 59 MINUTES AND 003 SECONDS LEFT TO CHORD AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY A CHORD DISTANCE OF 301.58 FEET TO A POINT; THENCE TURN AN ANGLE OF 110 DEGREES 31 MINUTES 57 SECONDS LEFT FROM CHORD AND RUN NORTHWESTERLY A DISTANCE OF 699.15 FEET TO A POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 08:33:05 AM
\$29.00 CATHY
20210325000149450

Allen S. Bayl