

20210406000172540
04/06/2021 03:39:52 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
Paula Amanda Jones and Freemon Jones Jr, husband and wife

_____ as Mortgagor, and
Bryant Bank as Mortgagee on 2/13/2008

Modification of Mortgage on 10/29/09 and 7/26/10

to secure the debt or other obligation in the amount of 44,000.00 increased to 67,700.00

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

3/10/08 Modifications of Mortgage on 11/17/09 and 8/13/10

in the Judge of Probate for Shelby County, Alabama

and is indexed as Instrument# 20080310000097620 Modifications as #20091117000427410 and 20100813000258860

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

in the Property located at 1000 Queen Drive, Columbiana, Alabama 35051

and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

(Witness)

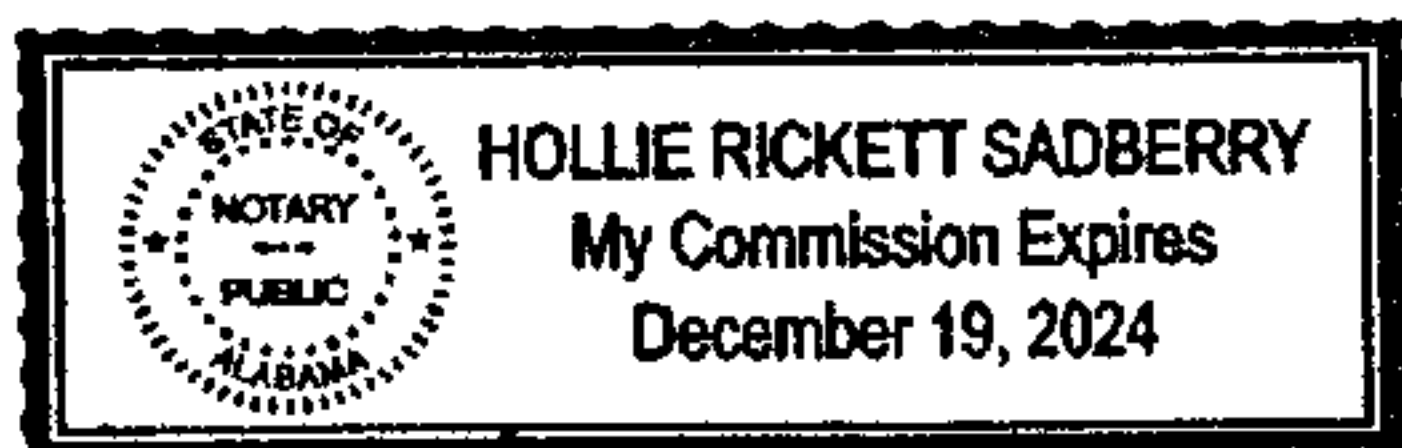
(Witness)

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 6th day of April, 2021

My commission expires:

(seal)



Hollie Rickett Sadberry
Notary Public

EXHIBIT A

PARCEL 1:

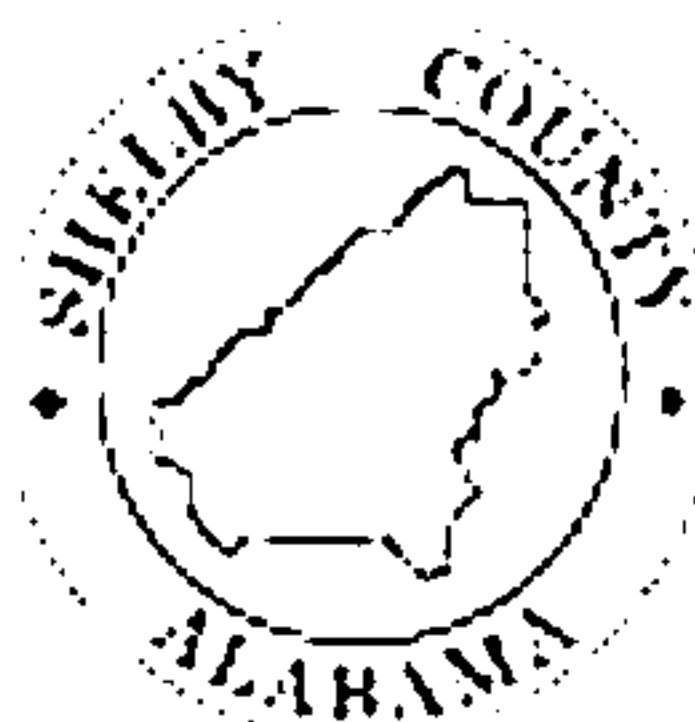
A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 36, Township 20 South, Range 2 West, more particularly described as follows: Begin at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run thence in a southerly direction along the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 208.71 feet to a point; thence turn to the right and run westerly parallel with the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 417.44 feet to a point; thence turn to the right and run northerly parallel with the Eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 208.71 feet, more or less, to a point on the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn to the right and run easterly along the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 417.44 feet to point of beginning.

PARCEL 2:

A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 20 South, Range 2 West, more particularly described as follows: Begin at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run thence in a southerly direction along the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 208.71 feet to the point of beginning of the land herein described; thence continue in the same direction along said eastern boundary a distance of 208.71 feet to a point; thence turn to the right and run westerly parallel with the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 417.44 feet to a point; thence turn to the right and run northerly parallel with the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 208.71 feet to the SW corner of property previously deeded to grantees herein; thence turn to the right and run easterly parallel with the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section, and along the southern boundary of property previously deeded to said grantees a distance of 417.44 feet to the point of beginning.

ALSO: A non-exclusive easement for ingress, egress and utilities, 30 feet wide, 15 feet on each side of the following described centerline:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence run South 03 degrees 31 minutes 37 seconds East a distance of 330.00 feet along the East $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning of said centerline; thence run South 04 degrees 44 minutes 56 seconds east a distance of 758.11 feet along an existing chert drive; thence run South 09 degrees 27 minutes 46 seconds East a distance of 111.92 feet along said drive; thence run South 08 degrees 54 minutes 50 seconds East a distance of 114.33 feet along said drive to a point in the center of Queen Drive and the end of said centerline.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 03:39:52 PM
\$30.00 CHERRY
20210406000172540

Allen S. Bayl