

20210707000328510
07/07/2021 10:20:54 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 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
Bynum Properties Inc _____

_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **10/3/2005**

Modification of Mortgage on 5/28/19

to secure the debt or other obligation in the amount of **140,861.25**

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

10/21/05 re-recorded on 12/13/05 Modification of Mortgage on 7/17/19

in the **Judge of Probate** _____ for **Shelby** _____ County, Alabama

and is indexed as **20051021000549130 re-recorded as 20051213000643990 Modification of Mortgage as 20190717000255510**

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

in the Property located at **Smokey Road, Alabaster, AL 35007**

and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

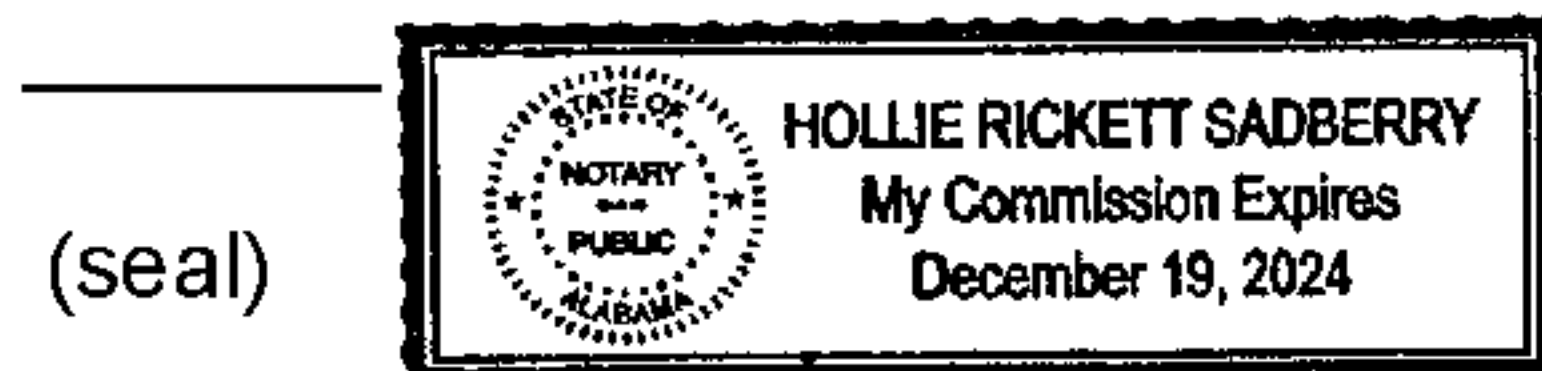
(Witness)

(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 1st day of July, 2021

My commission expires:

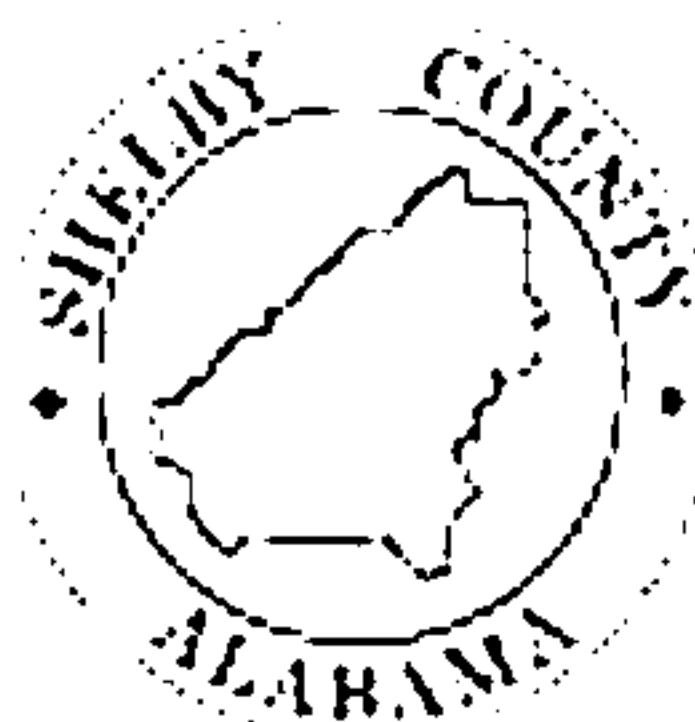


Hollie Rickett Sadberry
Notary Public

Exhibit A

A parcel of land being part of the property known as Parcel No(s). 1A and 2 recorded in Book 289 page 560, being located in the Northwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence and begin at a 2 inch pipe found at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North 01 deg. 49 min. 51 sec. West 834.73 feet along the Section line to an iron pin found on the Southerly Right-of-Way line of Shelby County Road No. 12; thence South 82 deg. 42 min. 15 sec. East 536.45 feet along said Southerly Right-of-Way line to an iron pin set on the Easterly side of Birdsong Drive; thence the following six courses along the Easterly side of Birdsong Drive; South 01 deg. 11 min. 53 sec. East 45.04 feet; South 13 deg. 04 min. 12 sec. 73.40 feet; South 24 deg. 10 min. 20 sec. East 108.71 feet; South 30 deg. 21 min. 31 sec. East, 140.28 feet; South 30 deg. 14 min. 14 sec. East, 489.26 feet; South 30 deg. 14 min. 14 sec. East, 9.72 feet to the South line of the Northwest Quarter; thence North 89 deg. 53 min. 47 sec. West 24.54 feet; thence North 29 deg. 59 min. 41 sec. West 281.85 feet along the Westerly side of Birdsong Drive; thence 89 deg. 38 min. 02 sec. West 555.62 feet; thence South 01 deg. 49 min. 51 sec. East 246.53 feet; thence North 89 deg. 53 min. 47 sec. West, 176.50 feet to the point of beginning. Subject to a possible twenty-foot wide easement and utilities within Birdsong Drive; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2021 10:20:54 AM
\$30.00 JOANN
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Allen S. Bayl