

20210810000388640
08/10/2021 01:07:22 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
David Bass, a married man, as an inducement to Mortgagee and as an accommodation to Kathy I Bass and
David Bass _____
_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **10/3/2011**
Modification of Mortgage on 11/3/14
to secure the debt or other obligation in the amount of **42,000.00**
certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on
10/4/11 Modification of Mortgage on 12/11/14
in the **Judge of Probate** _____ for **Shelby** _____ County, Alabama
and is indexed as **Instrument# 20111004000294360 Modification of Mortgage as 20141211000389620**
The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest
in the Property located at **5.7 acres on Dogwood 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 9th day of August, 2021

My commission expires:

(seal)



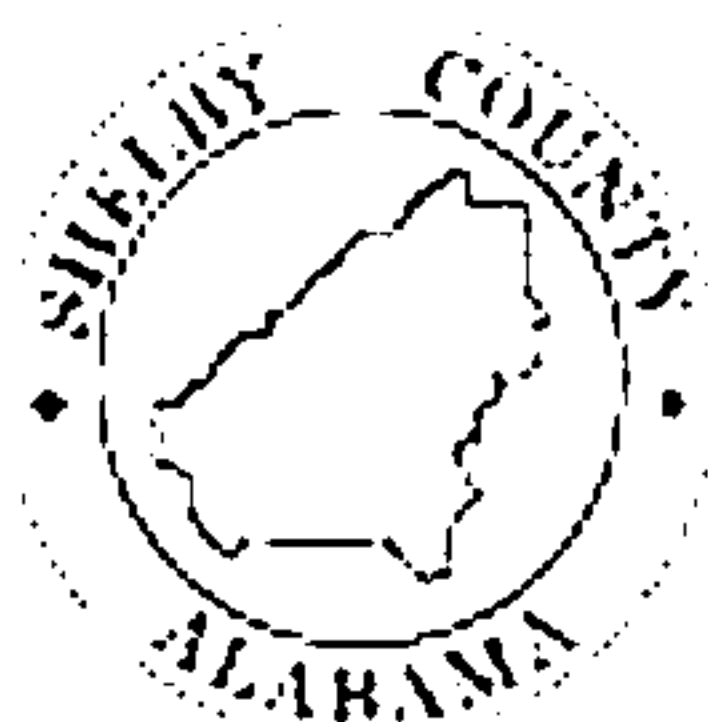
Hollie Rickett Sadberry
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, being the same land described in deed to Timothy Allen and Tracy E. Billingsley, recorded in Instrument #1997-49310, of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{2}$ -inch rebar, found at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 25; thence South 88 degrees 54 minutes 07 seconds West along the South line of said Sixteenth Section, a distance of 603.23 feet to a $\frac{1}{2}$ -inch rebar found on the East line of Triple Springs, 2nd Sector, as recorded in Map Book 6, at Page 155; thence along the East line of said subdivision the following courses and distances: North 11 degrees 53 minute 38 seconds East a distance of 12.61 feet to a $\frac{1}{2}$ -inch rebar found; North 50 degrees 15 minutes 22 seconds West a distance of 110.33 feet to a $\frac{1}{2}$ -inch rebar found; North 80 degrees 28 minutes 11 seconds West a distance of 19.99 feet to a $\frac{1}{2}$ -inch rebar set; North 00 degrees 55 minutes 48 seconds East a distance of 162.50 feet to a $\frac{1}{2}$ -inch rebar set on the South right of way of Dogwood Drive; thence 89 degrees 04 minutes 12 seconds East along said right of way a distance of 50.00 feet to a $\frac{1}{2}$ -inch rebar set; thence 89 degrees 04 minutes 12 seconds East a distance of 210.78 feet to a $\frac{1}{2}$ -inch rebar set on the Southeast corner of the Tim Billingsley 1 acre home lot; thence North 04 degrees 59 minutes 14 seconds East a distance of 204.88 feet to a $\frac{1}{2}$ -inch rebar set on the Northeast corner of the Tim Billingsley 1 acre home lot; thence South 88 degrees 46 minutes 23 seconds East a distance of 420.70 feet to a $\frac{1}{2}$ -inch rebar set on the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25; thence South 00 degrees 26 minutes 20 seconds East a distance of 427.98 feet to the point of beginning, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 01:07:22 PM
\$29.00 BRITTANI
20210810000388640

Allen S. Bayl