

20211118000556470  
11/18/2021 01:04:08 PM  
REL 1/3

This document prepared by: Vanessa Alton  
10011 S. Centennial Parkway #340  
Sandy, UT 84070

When Recorded Return to:  
10011 S. Centennial Parkway #340  
Sandy, UT 84070  
Ref No.: Mccallum 014694527



**DISCHARGE OF MORTGAGE**

State of UT  
County of Salt Lake

The debt secured by Mortgage recorded in Real Property Mortgage Instrument # 20131112000444830 or Mortgage Book n/a Page n/a Recorded MOD. Recording Date: 01/07/2015, Instrument# 20150107000007850 of the records in the offices of the Judge of Probate of Shelby, Alabama, from: Kevin M McCallum and Sheila K McCallum, husband and wife having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, Cadence Bank N.A. nka Cadence Bank has caused its name to be signed this 11/18/2021.

Cadence Bank N.A. nka Cadence Bank

By: S J Davis  
Stephanie J Davis, Authorized Agent

State of UT  
County of Salt Lake

The foregoing instrument was acknowledged before me on 11/18/2021 by Stephanie J Davis as Authorized Agent of Cadence Bank N.A. nka Cadence Bank, who, as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

CMP  
Courtney Payne- Notary Public  
Comm Expires: 10/5/2024

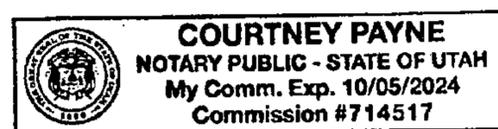


EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 2201, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 22ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 28, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED. THE ABOVE PROPERTY IS CONVEYED SUBJECT TO: (1) 35 FOOT BUILDING SETBACK LINE AS SHOWN BY RECORDED PLAT. (2) PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT. (3) DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY", WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS, ETC. OF THE DEVELOPMENT; ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 54, IN SAID PROBATE OFFICE. (4) DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 254 IN PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC. AS RECORDED IN REAL 194, PAGE 281 AND BY-LAWS OF ASSOCIATION, INC. AS RECORDED IN REAL 194, PAGE 287 IN SAID PROBATE OFFICE ALONG WITH SUPPLEMENTAL PROTECTIVE COVENANTS BEING AMENDED IN REAL 263, PAGE 604, IN SAID PROBATE OFFICE, SUPPLEMENTAL PROTECTIVE COVENANTS OF BROOK HIGHLAND, AS SET OUT IN INSTRUMENT #2000-00933 AND IN MAP BOOK 28, PAGE 81, IN SAID PROBATE OFFICE. (5) DEED AND BILL OF SALE TO THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN BOOK 194, PAGE 40, AND BY INSTRUMENT TO BE RECORDED, ALONG WITH AN EASEMENT FOR SANITARY SEWER LINES AND WATER LINES AS SET OUT IN REAL 194 PAGE 1 AND 20 IN SAID PROBATE OFFICE. (6) DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK, N.A., AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INSTRUMENT DATED APRIL 14, 1987 AND RECORDED IN REAL 125, PAGE 238 IN SAID PROBATE OFFICE. (7) RECIPROCAL EASEMENT AGREEMENT BETWEEN AMSOUTH BANK, N.A., AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INSTRUMENT DATED APRIL 14, 1987, AND RECORDED IN REAL 125, PAGE 249 AND REAL 199, PAGE 18 IN SAID PROBATE OFFICE. (8) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES

AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 32, PAGE 48, DEED BOOK 111, PAGE 625, DEED BOOK 121, PAGE 294, AND DEED BOOK 178, PAGE 529 IN SAID PROBATE OFFICE. (9) RESTRICTIVE COVENANTS WITH REGARD TO UNDERGROUND TRANSMISSION INSTALLATION BY ALABAMA POWER COMPANY AS RECORDED IN REAL 181, PAGE 995, IN SAID PROBATE OFFICE. (10) COVENANTS RELEASING PREDECESSORS IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY SURVEY OF SUBDIVISION, RECORDED IN MAP BOOK 28, PAGE 81, IN SAID PROBATE OFFICE. (11) EASEMENT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL 207 PAGE 380 AND REAL 220 PAGES 521 AND 532, IN SAID PROBATE OFFICE. (12) SUBDIVISION RESTRICTIONS SHOWN ON RECORDED PLAT IN MAP BOOK 28 PAGE 81 TO PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY. (13) AGREEMENT CONCERNING ELECTRIC SERVICE TO NCNB/BROOK HIGHLAND AND ALABAMA POWER COMPANY RECORDED IN REAL 306 PAGE 119 IN SAID PROBATE OFFICE. (14) RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT AND CONTAINED WITHIN DEEDS CONVEYED TO OTHER PARTIES AS SET OUT IN REAL 308, PAGE 1, REAL 220, PAGE 339, AND AS INST. #1992/14567, IN SAID PROBATE OFFICE. (15) RESTRICTIVE COVENANT & AGREEMENT AS SET OUT IN THE DEED FROM NCNB NATIONAL BANK OF NORTH CAROLINA TO BROOK HIGHLAND LIMITED PARTNERSHIP DATED 10/12/93 AND RECORDED AS INST. #1993/32511, IN SAID PROBATE OFFICE. (16) EASEMENT FOR SANITARY SEWER LINE AND WATER LINES AS SHOWN BY INSTRUMENT TO BE RECORDED, ALONG WITH A DEED AND BILL OF SALE BY INSTRUMENT TO BE RECORDED IN SAID PROBATE OFFICE. (17) BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SET OUT IN REAL 307 PAGE 950 AND SUPPLEMENT IN INST. #1998-40199 IN SAID PROBATE OFFICE. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2021 01:04:08 PM  
\$29.00 BRITTANI  
20211118000556470

*Alvin S. Bayl*