20220121000029710
01/21/2022 08:29:35 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 **Barbara Joyce Robinson, a married woman**

as Mortgagor, and **Bryant Bank** as Mortgagee on **11/1/2016** **Modification of Mortgage on 12/13/21** to secure the debt or other obligation in the amount of **64,000.00** certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on **11/4/16 Modification of Mortgage on 12/15/21** in the **Judge of Probate** for **Shelby** County, Alabama and is indexed as **Instrument# 20161104000407060 Modification of Mortgage as Inst# 20211215000592560** The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at **103 South Main Street, Columbiana, AL 35051** and legally described as:

See Exhibit A

LENDER:

Denise Clements (Seal)

(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 **20th** day of **January, 2022**

My commission expires:

(seal) STATE OF ALABAMA NOTARY PUBLIC HOLLIE RICKETT SADBERRY My Commission Expires December 19, 2024

Hollie Rickett Sadberry
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

One lot in the town of Columbiana, Alabama, described and bounded as follows: Commencing at the southwest corner of the Page store house on the East side of Main Street, 32 feet South of East College Street; thence running South along said Main Street 31 feet to an iron stake at the Northwest corner of the lot known as the Parker and Armstrong Lot; thence running East 89 feet; thence North 31 feet; thence running West 89 feet to the point of beginning.

ALSO, the right to join the South wall of said Page store house as conveyed by B. L. and Sallie Moore to J. H. Page and wife, Melvine Page, as recorded in Vol. 18, Page 508 of the records of Shelby County Alabama. ALSO, beginning at the southeast corner of the brick store house now situated in the town of Columbiana, Alabama and formerly known as the said Page Store and running East 9 feet; thence running North 13 inches; thence West 9 feet; thence South 13 inches to point of beginning, with the restrictions and all rights as conveyed to Erlick and Lefkovits by J. H. Page and wife, and recorded in Vol. 25, Page 345 of the records of Shelby County, Alabama, which lot was conveyed to W. H. Mitchell by Sam Erlick and wife, Ethel Erlick, on October 26, 1922, and which deed is recorded in Deed Book 70 on Page 548 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described lot is better described by a more recent survey as follows: One lot of land in the town of Columbiana, Alabama, described as follows: Commencing as the southwest corner of the lot heretofore known as the Page store house lot which corner is on the East margin of Main Street 32 feet South of the intersection of the East margin of Main Street 32 feet South of the intersection of the South boundary of East College Street and the East boundary of Main Street, and which said lot is on the East side of Main Street a distance of 31 feet and 6 inches, more or less, to the northwest corner of the lot heretofore known as the Parker and Armstrong Lot and now known as the Frank Norris Lot; running thence East 89 feet to a point; running thence North 31 feet and 6 inches, more or less, to the southeast corner of said Page Store House lot; running thence West 89 feet, more or less, to the point of beginning and being a part of lot No. 5, according to the original survey and map of said town of Columbiana, Alabama, which said survey and map is of record in Deed Book K on Page 514 in the Office of the Judge of Probate of Shelby County, Alabama, and being situated in the Southeast Quarter of the Northeast Quarter of Section 28, Township 21, Range 1 West.

Also known as Lot 7, Horsley's Map of the Town of Columbiana.

ALSO, an easement described as follows:

A 10-foot strip of land lying to the East of the Mitchell Building in the Town of Columbiana, Alabama, currently owned by J. D. Falkner, et al, and North of an existing 10-foot easement at the rear of said building, the said 10-foot strip being conveyed being more particularly described as follows:

Commence at the SE corner of the Mitchell Building, currently owned by J. D. Falkner, et al, and currently housing G & G Outlet; thence run North along the East line of said building a distance of 10 feet, more or less, to a point which is the NW corner of a currently existing 10-foot easement; thence continue North along the East line of said Mitchell Building a distance of 10 feet; thence run in an easterly direction for a distance of 30 feet, more or less, to the West line of the old ice plant lot; thence turn an angle to the right and run southerly a distance of 10 feet to a point being the NE corner of the aforementioned existing 10-foot easement; thence turn right and run in a westerly direction along the North line of said existing 10-foot easement 30 feet, more or less to the point of beginning. Said easement to service above mentioned building.

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/21/2022 08:29:35 AM
$29.00 BRITTANI
20220121000029710