

\_\_\_\_\_ 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

**Bryant Bank** \_\_\_\_\_, which is organized and existing  
under the laws of **Alabama** \_\_\_\_\_ and holder of that certain Mortgage made and executed by  
**Columbiana Properties, LTD**

\_\_\_\_\_ as Mortgagor, and  
**Bryant Bank** \_\_\_\_\_ as Mortgagee on **7/7/2014**

**and Modification of Mortgage dated 7/12/2019**

to secure the debt or other obligation in the amount of **150,000.00**

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

**7/30/2014 and Modification of Mortgage was recorded on 8/13/2019**

in the **Judge of Probate** \_\_\_\_\_ for **Shelby** \_\_\_\_\_ County, Alabama

and is indexed as **Instr# 20140730000235700 and Modification of Mortgage is indexed as Instr# 20190813000293320**

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

in the Property located at **211 West College Street, Columbiana, AL 35051**

and legally described as:

Exhibit A

LENDER:

Denise Clements (Seal)

\_\_\_\_\_  
(Witness)

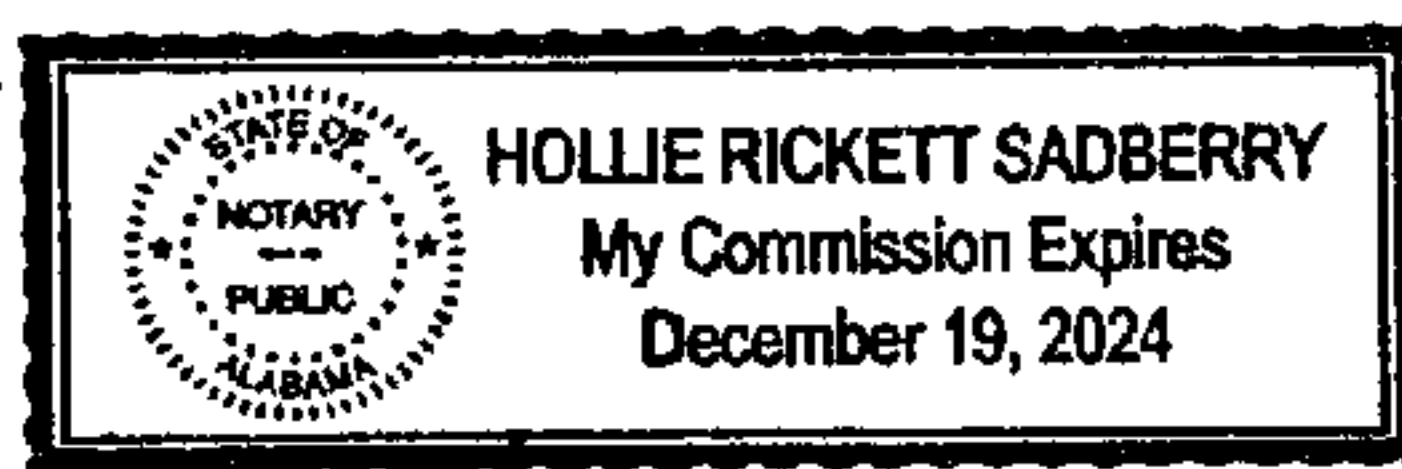
\_\_\_\_\_  
(Witness)

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 25th day of July, 2022

My commission expires:

(seal)



Hollie Rickett Sadberry  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot in the West 1/2 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West; thence run North along the West line of said 1/4-1/4 Section distance of 215.31 feet to the South right of way line of Alabama Highway No. 70; thence turn an angle of 89 degrees 05 minutes 33 seconds to the right and run along said right of way line a distance of 153.90 feet to the P.C. of a right of way curve; thence continue along said right of way curve (whose Delta angle is 1 degree 13 minutes 16 seconds to the right, Radius is 1931.32 feet, Tangent distance is 20.57 feet, Length of Arc is 41.15 feet) to the P.T. of said right of way curve and the point of beginning; thence turn an angle of 101 degrees 52 minutes 44 seconds to the right from tangent of said curve and run a distance of 191.88 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 50.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 172.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 50.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 265.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 20.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 172.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 20.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 228.67 feet to a point on the South right of way line of Alabama Highway No. 70; thence turn an angle of 93 degrees 56 minutes 08 seconds to the left to the tangent of a right of way curve, and run along said right of way curve (whose Delta Angle is 7 degrees 56 minutes 36 seconds to the left, Radius is 1931.32 feet, Tangent distance is 134.09 feet, Length of Arc is 267.75 feet) to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/25/2022 03:14:42 PM  
\$29.00 JOANN  
20220725000290970

*Allen S. Bayl*