

_____ 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
Edward O Murphree Jr, an unmarried man

_____ as Mortgagor, and
Bryant Bank _____ as Mortgagee on **7/15/2016**
and Modification of Mortgage on 9/10/2021


to secure the debt or other obligation in the amount of **500,000.00**
certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. The Mortgage was recorded on
08/8/2016 Modification of Mortgage on 4/12/2022

in the **Judge of Probate** _____ for **Shelby** _____ County, Alabama
and is indexed as **Inst# 20160808000281480 Modification of Mortgage as Inst# 20220412000151290**

The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest
in the Property located at **4427 Hwy 61, Columbiana, AL 35051**
and legally described as:

Exhibit A

LENDER:

 _____ (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 Elizabeth Safi
whose name(s) as Assistant 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 3rd day of August, 2023

My commission expires:

(seal)



Hollie Rickett Sadberry
Notary Public

FATIC-438
Schedule A
ALTA Loan Policy (6-17-06)

First American Title Insurance Company

EXHIBIT A

Issuing Office File No.: S16-1076

LEGAL DESCRIPTION:

PARCEL I:

Lots 3 and 4, Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Probate Office of Shelby County, Alabama.

Also:

Begin at the Northwest corner of the NE 1/4, Section 28, Township 21 South, Range 1 East; thence run southerly along the West boundary of said NE 1/4 for 154.67 feet to a point, being a point on the Northwest right of way line of County Highway 61; thence turn a deflection angle of 149 degrees 52 minutes 22 seconds to the left and run along said right of way along a curve to the left, having a radius of 5689.58 feet and a central angle of 1 degree 46 minutes 17 seconds for an arc distance of 175.90 feet to a point, being a point on the North boundary of said Section 28; thence turn a deflection angle of 117 degrees 33 minutes 44 seconds to the left, from the tangent to the curve and run westerly along said section line for 85.93 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 28, Township 21 South, Range 1 East, Shelby County, Alabama

PARCEL II:

The NW 1/4 of NW 1/4, and the North 1/2 of the SW 1/4 of NW 1/4, all being situated in Section 28, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

Also:

A Parcel of Land being part of Lot 1 of Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of above said Lot 1 of Bart's Subdivision, said point being the POINT OF BEGINNING; thence S01°25'12", a distance of 271.64'; thence S75°00'39"E, a distance of 314.68' to a point on the Northwesterly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 3044.09, a central angle of 01°53'39", and subtended by a chord which bears N23°07'31"E, and a chord distance of 100.63'; thence along the arc of said curve and said R.O.W. line, a distance of 100.64'; thence N24°04'21"E and along said R.O.W. line, a distance of 17.46'; thence N55°37'30"W and leaving said R.O.W. line, a distance of 432.96' to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

Commence at the SE Corner of the SW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence N01°25'12"W, a distance of 691.19' to the POINT OF BEGINNING; thence S75°00'39"E, a distance of 314.68' to the Westerly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 3044.09, a central angle of 01°53'39", and subtended by a chord which bears N23°07'31"E, and a chord distance of 100.63'; thence along the arc of said curve and said R.O.W. line, a distance of 100.64'; thence N24°04'21"E and along said R.O.W. line, a distance of 17.46'; thence N55°37'30"W and leaving said R.O.W. line, a distance of 432.96'; thence N01°25'12"W, a distance of 628.36'; thence S89°08'31"W, a distance of 700.00'; thence S01°25'12"E, a distance of 900.00'; thence N89°08'31"E, a distance of 700.00' to the POINT OF BEGINNING. Said Parcel containing 15.98 acres, more or less.

PARCEL III:

The East half of the Southeast Quarter of the Northeast Quarter of Section 29, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

PARCEL IV:

The West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 29, Township 21, Range 1 East. Situated in Shelby County, Alabama.

PARCEL V:

Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 29, township 21 South, Range 1 East, Shelby county, Alabama, said point of beginning; thence North 89 degrees 36 minutes 12 seconds East, a distance of 3351.97 feet; thence North 00 degrees 54 minutes 17 seconds West, a distance of 679.03 feet; thence South 89 degrees 53 minutes 20

EXHIBIT A

(Continued)

seconds West, a distance of 3365.79 feet; thence South 02 degrees 01 minutes 36 seconds East, a distance of 696.06 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL VI:

The NE 1/4 of the NE 1/4; and the W 1/2 of the SE 1/4 of the NE 1/4, Section 29, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 08:12:33 AM
\$32.00 BRITTANI
20230804000234960

Allen S. Bayl