

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Pkwy., Ste. 280
Birmingham, AL 35243

RELEASE OF MORTGAGE

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men By These Presents, That the undersigned, **Doris Cook Ross Trust & Irving B. Ross Trust**, whose address is **1255 N. Gulfstream Ave #602, Sarasota, FL 34236**, acknowledges payment in full of the indebtedness secured by that certain mortgage in the amount of **\$227,000.00** executed by **Scott A. Smeltzer and Deanna C. Smeltzer**, a married couple, to the Doris Cook Ross Trust & Irving B. Ross Trust, as recorded in Instrument No. 20220428000174360, in the Office of the Judge of Probate of Shelby County, Alabama. The property is more particularly described as follows:

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction along the North line of said 1/4 section 15.0 feet to the point of beginning; thence left 88 degrees 45 minutes in a Southerly direction 531.88 feet; thence right 100 degrees 40 minutes 17 seconds in a Northerly direction 503.70 feet; thence left 15 degrees 00 minutes in a Westerly direction 30.0 feet; thence right 90 degrees 00 minutes in a Northerly direction 30.0 feet; thence right 56 degrees 24 minutes 04 seconds in a Northeasterly direction 668.43 feet to the point of beginning. Situated in Shelby County, Alabama.

In Witness Whereof, the undersigned, has caused these presents to be executed this 22 day of December 2023.

Doris Cook Ross Trust & Irving B. Ross Trust

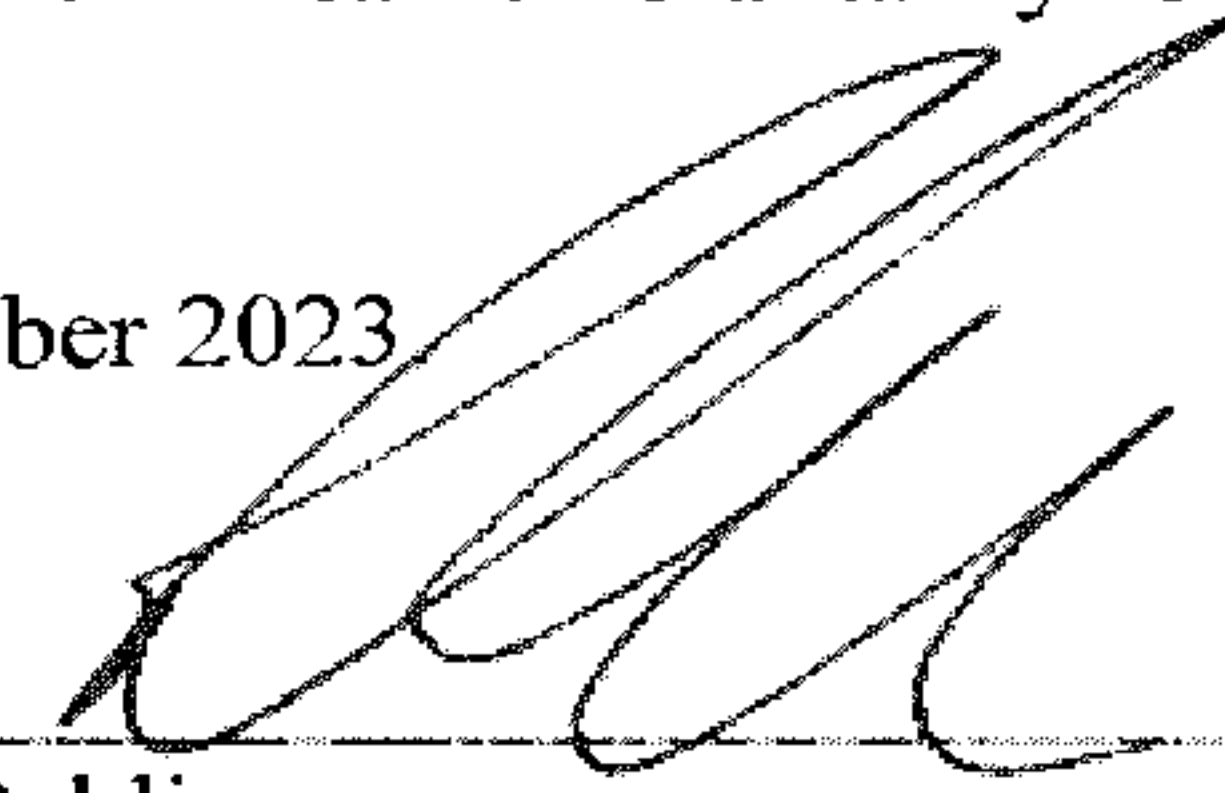

By: Doris Cook Ross, Trustee


By: Irving B. Ross, Trustee

STATE OF Florida
COUNTY OF Sarasota

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doris Cook Ross and Irving B. Ross as trustees of the Doris Cook Ross Trust & Irving B. Ross Trust whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this 22 day of December 2023


Notary Public

PAY TO THE ORDER OF
BB&T(BRANCH BANKING & TRUST)
FOR DEPOSIT ONLY
BAY PLAZA OWNERS ASSOC INC
1100008514060



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2024 10:12:35 AM
\$23.00 BRITTANI
20240110000008430

