

Recording Requested By:  
M&T Bank

20210628000312760  
06/28/2021 02:00:16 PM  
REL 1/1

When Recorded Return To:

Lien Release Dept  
M&T Bank  
4th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240

**RELEASE OF MORTGAGE**

M&T Bank#: 0051897221 "SPENCER," Q95/516 0223490873 058611514 000004150 Shelby, Alabama


**MIN #:100020700004326509 SIS #: 1-888-679-6377**

KNOW ALL MEN BY THESE PRESENTS, that LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by JOSEPH SCOTT SPENCER, AN UNMARRIED MAN to secure payment of the principal sum of \$80,715.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR NEW SOUTH FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 04-26-2004 Recorded: 05-03-2004 as Instrument No. 20040503000229780, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

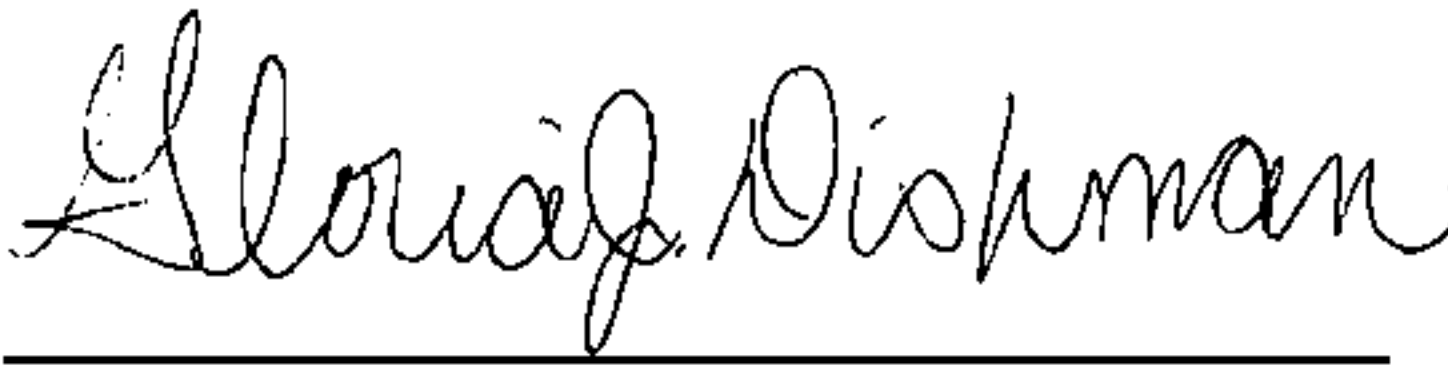
LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
POA: 2/22/2017 in Instrument No.: 20170222000062950  
On June 28th, 2021

By:   
\_\_\_\_\_  
Jessica L. Nichols, Vice President

STATE OF New York  
COUNTY OF Erie

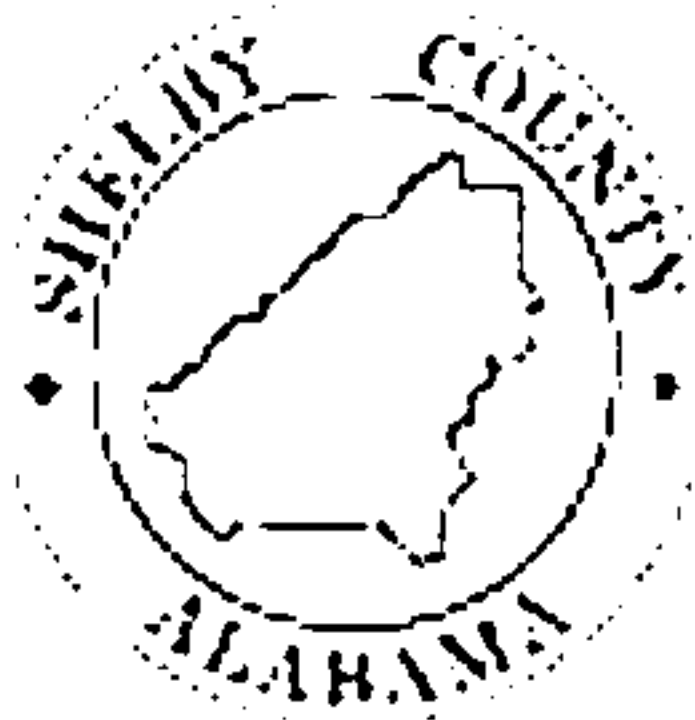
On the 28th day of June in the year 2021 before me, the undersigned, personally appeared Jessica L. Nichols, Vice President of M&T BANK AS ATTORNEY-IN-FACT FOR LAKEVIEW LOAN SERVICING, LLC PURSUANT TO A LIMITED POWER OF ATTORNEY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
\_\_\_\_\_  
Gloria J. Dishman  
Notary Public State of New York  
Notary Expires: 4/24/2022 #01DI6040720  
Qualified in Erie County

**GLORIA J. DISHMAN**  
**Notary Public, State of New York**  
**Qualified in Erie County**  
**My Commission Expires 04/24/22**

Prepared By: Alan Myers, M&T Bank 1 Fountain Plaza, 4th Floor Buffalo, NY, 14203 (800) 724-2224



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/28/2021 02:00:16 PM  
\$22.00 CHERRY  
20210628000312760

