


20100520000158460 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/20/2010 12:35:44 PM FILED/CERT

RECORDING REQUESTED BY:

Karla-Frances Edwards

WHEN RECORDED MAIL TO:

┌ Karla-Frances: Edwards ┐
└ c/o 158 Big Oak Drive ┘
└ Maylene, Al [35114] ┘
└ Non-domestic ┘
└ ┘

Use the above mailing location **EXACTLY AS SHOWN**

**SPACE RESERVED FOR
RECORDER'S USE**

NOTICE OF REMOVAL OF TRUSTEE

May 18, 2010

Notice is hereby given to the following parties:

**MAGIC CITY TITLE COMPANY, Agent for Lawyer's Title Insurance Corporation and
President, Donald W. Huey,
3535 Grandview Pkwy.; STE 550
Birmingham, Al 35243-1996
and**

**THE BANK, aka SUPERIOR MORTGAGE, along with CFO, James A White,
17 NORTH 20 TH STREET
BIRMINGHAM, AL 35203-4003**

**and
WILLIAM HENRY HALBROOKS, closing agent for THE BANK,
ONE INDEPENDENCE PLAZA, STE 704
BIRMINGHAM, AL 35209**

**and
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. hereafter: (MERS)
1818 Library Street, Suite 300
Reston, VA 20190**

RE: Deed of Trust Record: # 20030129000054430, recorded 1/29/2003

Mortgage Records: 20050427000202280; Recorded 4/27/2005

20050427000202290; Recorded 4/27/2005

20050512000228510; Recorded 5/12/2005

To: All parties addressed above

TRUSTOR/GRANTOR: Karla-Frances: Edwards does hereby give reference to the Deed of Trust drawn and executed by Karla-Frances: Edwards, as Trustor/Grantor/Creator with further reference given to the following described real property situated in said county and state, to wit:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22 and go South 89 degrees 55 minutes 04 seconds East along the North boundary of said 1/4-1/4 section for 1112.58 feet to the point of beginning; thence continue along previous course for 100.00 feet; thence South 29 degrees 38 minutes 50 seconds West for 541.83 feet; thence South 45 degrees 50 minutes 00 seconds West for 285.00 feet to the Easterly boundary of Big Oak Drive; thence North 44 degrees 12 minutes 00 seconds West for 220.00 feet; thence go North 45 degrees 47 minutes 8 seconds East for 733.63 feet to the point of beginning; being situated in Shelby County, Alabama.

The street address or other common designation, if any, of the real property described above is purported to be:
158 Big Oak Drive
Maylene, Alabama [35114]
Shelby County, Alabama

GRANTOR/TRUSTOR: Karla-Frances: Edwards by Actual and Constructive Notice does hereby declare:

Effective immediately, the undersigned, Karla-Frances: Edwards, forever removes/releases/discharges all: "Trustee(s), Successor Trustee(s), Substituted Trustee, Agent(s), Servicer(s), Assign(s), Transfer(s), known and unknown", including, **MAGIC CITY TITLE COMPANY, Agent for Lawyer's Title Insurance Corporation ,THE BANK, aka SUPERIOR MORTGAGE, WILLIAM HENRY HALBROOKS, closing agent for THE BANK, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. hereafter: (MERS)** existing under the laws of Delaware; and, Thereby removing and terminating the same from any/all duties and forever barring/estopping the aforesaid from any further appointments or assignments originally granted or contained within the Deeds of Trusts concerned herein.

1. **Effective immediately**, the undersigned Karla-Frances: Edwards forever Revokes/Cancels/Voids/Rescinds any/all duties, appointments, or assignments originally granted by Revocation of Power of Attorney, Authority, or otherwise granted/granting, and/or signs/signatures, assigned/assigning to any party(ies) including the alleged lender and successors, known and unknown including but not limited to: **MAGIC CITY TITLE COMPANY, Agent for Lawyer's Title Insurance Corporation ,THE BANK, aka SUPERIOR MORTGAGE, WILLIAM HENRY HALBROOKS, closing agent for THE BANK, and MERS**, addresses named above; Thereby removing and terminating the same from any/all duties and forever barring/estopping the aforesaid of any further appointments of any/all "TRUSTEE(S)", "SUCCESSOR TRUSTEE(S)", "SUBSTITUTES", or "BENEFICIARY(S)".

LET IT BE KNOWN

All the above named "Trustee, Successor Trustee(s), Beneficiary(s)", or Assigns, Substitutes, known or unknown in clauses 1 and 2 above, are hereby directed to immediately **CEASE** and **DESIST** any further actions through said appointments/assignments granted in or from Record # 20050512000228510, dated 5/12/2005, **ANY** such continued or further action by **ANY** of the above named parties may result in legal actions against them.

Be it further known, GRANTOR(S)/TRUSTOR(S): Karla-Frances: Edwards does hereby declare that: **Effective immediately**, all duty(s) and benefit(s) of "Trustee" and "Beneficiary" as set forth in original Deed of Trust, are

hereby reassigned by Quitclaim to Gary-Forrest: Edwards & Karla-Frances: Edwards (Trustees), and the "EDWARDS FAMILY TRUST".

ACTUAL AND CONSTRUCTIVE NOTICE

All trustee(s), Successor Trustee(s), and Beneficiary(s) named in Deed of Trust as Trustor(s) dated April 12, 2005, and recorded 5/12/2005 under Deed of Trust Instrument No. 20050512000228510 - Are, hereby removed/released/dismissed of all duties, expressed or implied, effective immediately. The aforesaid trustee(s), Successor Trustee(s), and Beneficiary(s) are expressly directed to **CEASE and DESIST** any further duties/actions of said appointment(s), or assignment(s) including debt collections and any foreclosure actions under any number. Any continued actions of any nature against the property described above may result in legal actions being taken.

Karla Frances Edwards

Karla-Frances: Edwards (expressly all rights reserved)

Third Party Interest Intervener, live breathing woman,

Real Party in Interest.

JURAT

State of Alabama)
) ss.:
County of Shelby)


20100520000158460 3/3 \$20.00
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Subscribed and Affirmed and having been duly sworn to at Shelby (town/city) before

me, a Notary Public for the said county and state as above noted, do hereby state that the living woman,

Karla-Frances: Edwards, in propria persona, personally appeared before me and signed the foregoing instrument.

Witness my hand and official seal this 17 day of May, 2010.

Richard Green
Notary Public Signature

December 03, 2013
My Commission Expires

[[SEAL]]

