

Recording Requested By:

Shelton, Harrison, & Pinson, LLC

Reference Number: 7000089199

Parcel Identification Number: 13-1-11-004-003-003.000

Return To:

Shelton, Harrison, & Pinson, LLC

701 Highlander Blvd., Ste. 270

Arlington, Texas 76015

This Document Prepared By:

Nicholas P. Edwards, Esq.

Shelton, Harrison, & Pinson, LLC

701 Highlander Blvd., Ste. 270

Arlington, Texas 76015

20170808000286870

08/08/2017 03:16:54 PM

REL 1/4

Space Above This Line for Recorder's Use

SATISFACTION OF MORTGAGE

WITNESSETH THAT, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, WHOSE ADDRESS IS 1600 SOUTH DOUGLASS ROAD, SUITE 200-A, ANAHEIM, CA 92806 (800)561-4567, ITS SUCCESSORS AND/OR ASSIGNS, the owner and holder of a certain Mortgage executed by TIMOTHY BROWN COOPER AND DONNA KAY COOPER, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR SECURITY ATLANTIC MORTGAGE CO., INC., dated JULY 7, 2008, and recorded JULY 15, 2008, Instrument No. 20080715000286040 in the real property records of SHELBY County, AL, securing one or more notes in the total principal sum of \$213,803.25 and certain promises and obligations set forth in the Mortgage, upon the following described land, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, WHOSE ADDRESS IS 1600 SOUTH DOUGLASS ROAD, SUITE 200-A, ANAHEIM, CA 92806 (800)561-4567, ITS SUCCESSORS AND/OR ASSIGNS, hereby acknowledges full payment and satisfaction of said note(s) and Mortgage, and surrenders the same as cancelled, and hereby directs the Clerk of said County to cancel the same of record.

In Witness Whereof, said entity has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, on

August 7, 2017.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A BY
CARRINGTON MORTGAGE SERVICES,
LLC, ITS ATTORNEY-IN-FACT

By: 

Signor: Justin Covington, Director Special Servicing
Its: for Carrington Mortgage Services, LLC Attorney in Fact

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STATE OF: California

COUNTY OF: Orange

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ of Carrington Mortgage Services, LLC, as ~~Attorney-in-Fact and Servicer for Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A~~, personally known to me, or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument, as his/her/their voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this _____ day of _____, 2017.

See Attached
Notary Public

(Notary Seal)

Printed Name:
Commission Number:
My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On 8-7-17, before me, Brandy Mangalindan, Notary Public, personally appeared, Justin Covington, who proved to me on the basis of satisfactory evidence to be the person(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~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

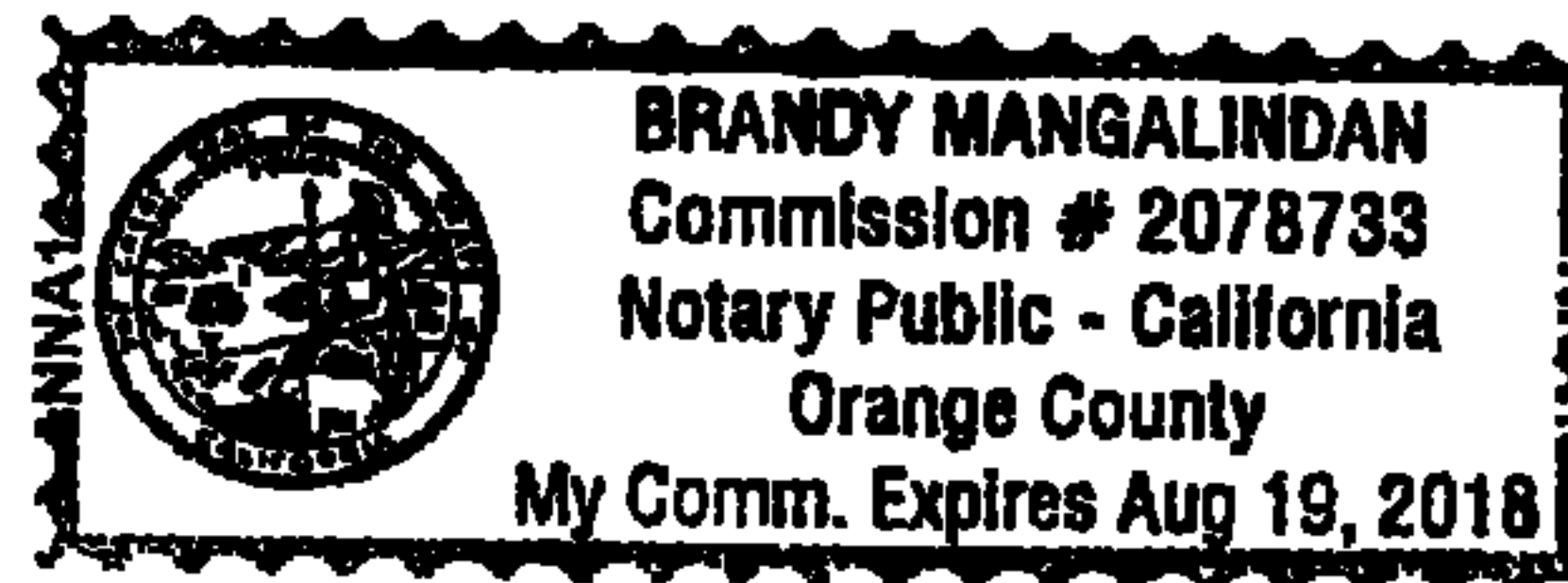
WITNESS my hand and official seal.

Signature



(Seal)

Brandy Mangalindan



LEGAL DESCRIPTION

A portion of the NW ¼ of the SE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said quarter-quarter and run Southerly along the East side of said quarter-quarter for 506 feet, thence turn an angle of 90 degrees 04 minutes 27 seconds to the right and run 260.936 feet to the point of beginning. Then turn an angle of 35 degrees 47 minutes 59 seconds to the left and run 144.95 feet, then turn an angle of 38 degrees 12 minutes 00 seconds to the left and run 117.5 feet, then turn an angle of 101 degrees 26 minutes 00 seconds to the left and run 158.49 feet, then turn an angle of 96 degrees 44 minutes 00 seconds to the left and run 210.507 feet back to the point of beginning.

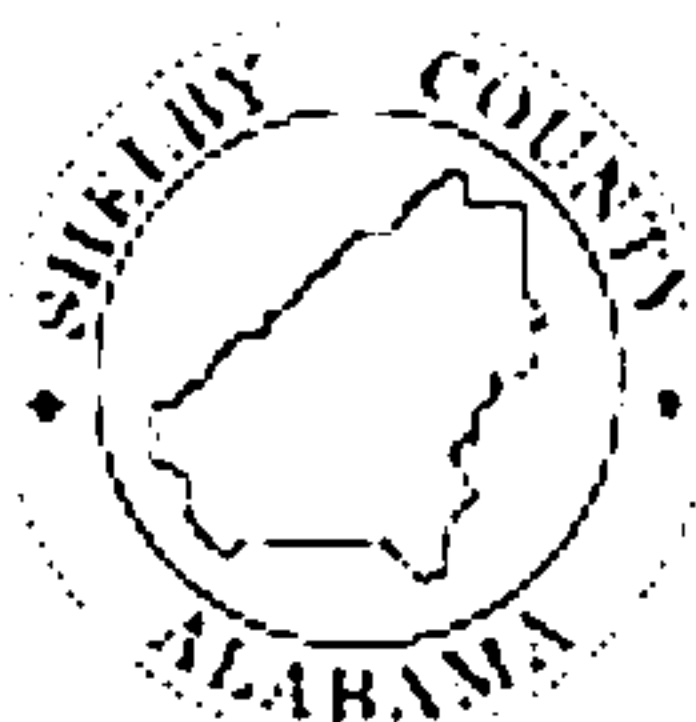
An Easement for Ingress/Egress, from the Right-of-Way of Bearden Road, along Cooper Drive to subject parcel, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 506.00'; thence S89°55'33"E, a distance of 260.94' to the POINT OF BEGINNING OF SAID EASEMENT; thence S54°16'28"W, a distance of 144.95'; thence N16°04'28"E, a distance of 50.38'; thence N51°27'41"E, a distance of 71.22' to a curve to the right, having a radius of 225.00, a central angle of 44°34'44", and subtended by a chord which bears N73°45'03"E, and a chord distance of 170.68'; thence along the arc of said curve, a distance of 175.06'; thence S83°57'35"E, a distance of 62.53' to a curve to the left, having a radius of 355.00, a central angle of 13°29'50", and subtended by a chord which bears N89°17'30"E, and a chord distance of 83.43'; thence along the arc of said curve, a distance of 83.63' to the Westerly R.O.W. line of Bearden Road, 100' R.O.W.; thence S31°31'16"E and along said R.O.W. line, a distance of 22.01' to a non-tangent curve to the right, having a radius of 375.00, a central angle of 14°51'17", and subtended by a chord which bears S88°36'47"W, and a chord distance of 96.95'; thence along the arc of said curve and leaving said R.O.W. line, a distance of 97.22'; thence N83°57'35"W, a distance of 62.53' to a curve to the left, having a radius of 205.00, a central angle of 32°55'49", and subtended by a chord which bears S79°34'31"W, and a chord distance of 116.21'; thence along the arc of said curve, a distance of 117.82'; thence S02°06'48"E, a distance of 14.99' to the POINT OF BEGINNING OF SAID EASEMENT as per Easement Survey prepared by Rodney Shiflett, RPLS # 21784, dated August 19, 2016, Job No. 16353.

Said Easement containing 0.23 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 03:16:54 PM
\$24.00 DEBBIE
20170808000286870

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.