

TITLE OF DOCUMENT: PARTIAL RELEASE OF MORTGAGE

When Recorded Return to:
ARVEST CENTRAL MORTGAGE COMPANY
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

CMCRC 5772749879~001

Assignee: Mortgage Electronic Registration Systems, Inc.
Address: PO Box 2026, Flint, MI 48501

Prepared By: Arvest Central Mortgage Company/Maria Power
801 John Barrow Road, #1, Little Rock, AR 72205


20190212000044010 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/12/2019 08:55:58 AM FILED/CERT

Recording Requested by:
Maria Power
Arvest Central Mortgage Company

When Recorded Return To:
Arvest Central Mortgage Company
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number xxxxxx9879

PARTIAL RELEASE OF MORTGAGE

STATE OF ALABAMA
COUNTY OF SHELBY

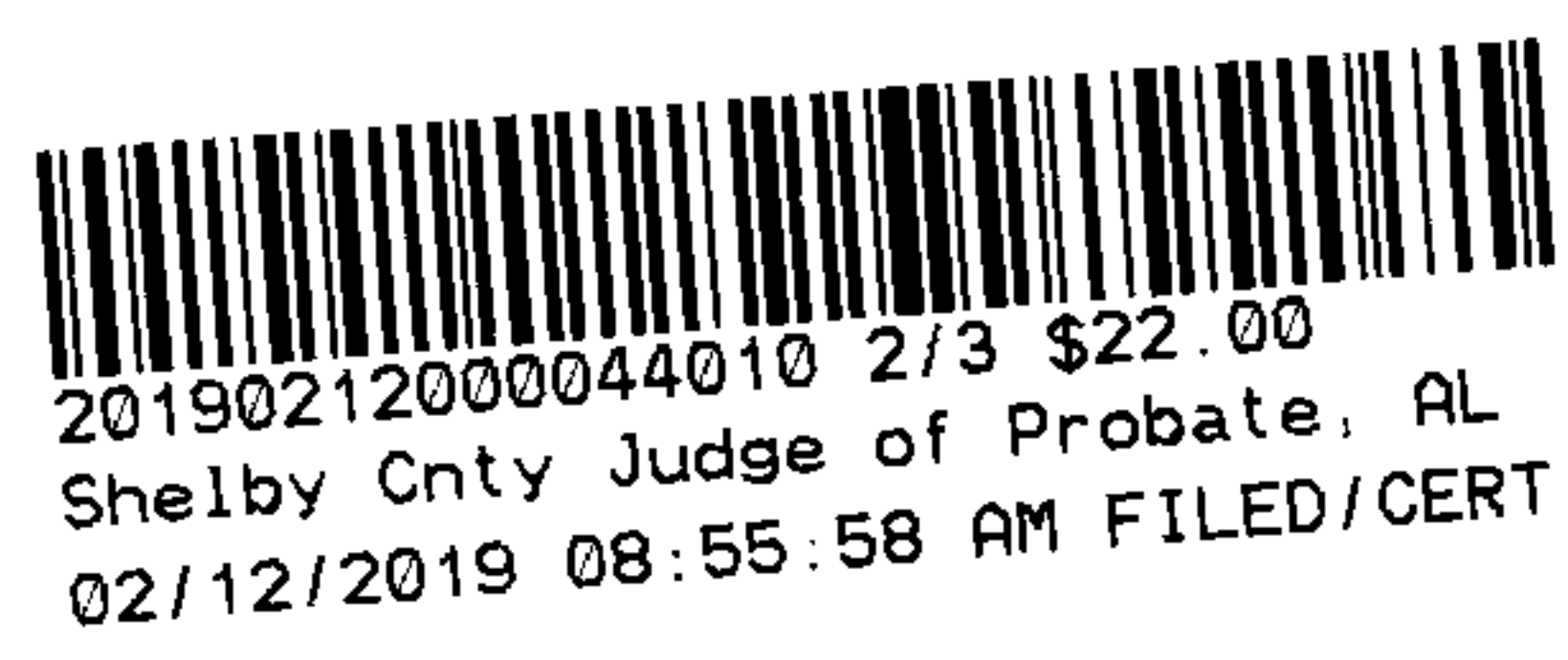
MIN# 100085615000611120
MERS 1-888-679-6377

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc. as nominee for Synovus Mortgage Corp. its successors and assigns**, P.O. Box 2026, Flint, MI 48501-2026, being the present holder of the indebtedness secured by that certain mortgage executed by **CHARLES LUKE COBB and SANDRA G. COBB and TREVOR S. COBB, AS MORTGAGORS**, said mortgage filed of record on June 2, 2016 in Instrument #20160602000188860 and re-recorded on March 16, 2017 in Instrument #20170316000088330 the original amount of \$332,405.00, in the Office of the Judge of Probate of **SHELBY COUNTY, ALABAMA**, does hereby release from the said mortgage the following described property, to wit:

Commence at the SW Corner of the NE ¼ of the SE ¼ of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence S89°22'36"W for a distance of 114.53' to the POINT OF BEGINNING; thence continue along last described course for a distance of 446.49' to the Easterly R.O.W. line of Shelby County Highway 55, 80' R.O.W and the beginning of a curve to the left, having a radius of 1432.57, subtended by a chord bearing N15°03'51" E, and a chord distance of 31.16'; thence along the arc of said curve and said R.O.W. line for a distance of 31.16'; thence N89°22'36"E and leaving said R.O.W. line for a distance 408.06'; thence N00°38'11"W for a distance of 70.92'; thence S89°22'36"W for a distance of 122.00'; thence N00°38'11"W for a distance of 200.00'; thence N89°22'36"E for a distance of 202.00'; thence S00°38'11"E for a distance of 200.00'; thence S89°22'36"W for a distance of 50.00'; thence S00°38'11"E for a distance of 100.92' to the POINT OF BEGINNING.

Said Parcel containing 1.28 acres, more or less.

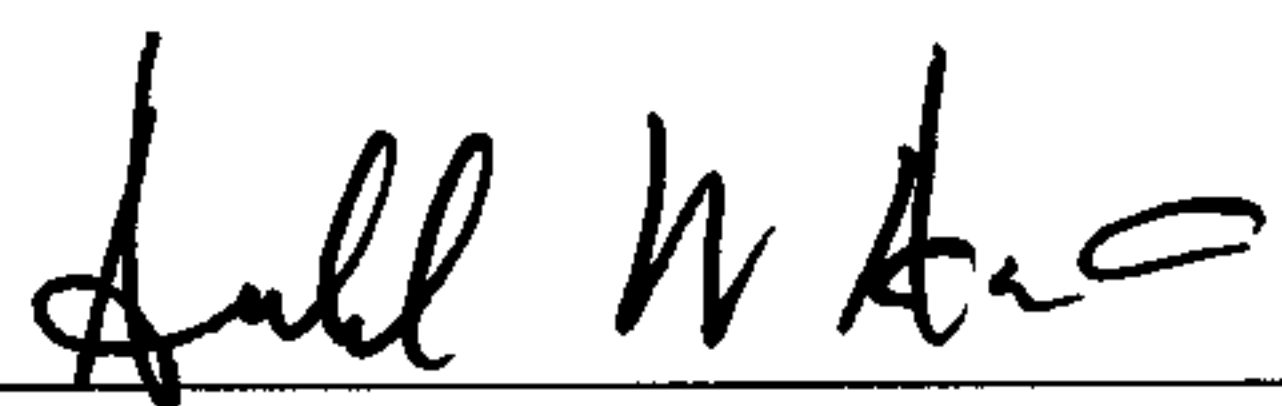
Subject to a 30' Non-Exclusive Easement for Ingress/Egress, as recorded in Inst. #2000-24834, in the Office of the Judge of Probate of Shelby County, Alabama.



In Witness Whereof, DONALD W. DUNCAN as VICE PRESIDENT for Mortgage Electronic Registration Systems, Inc. as nominee for Synovus Mortgage Corp. its successors and assigns has signed his/her signature this 28 of January, 2019.

Mortgagee:

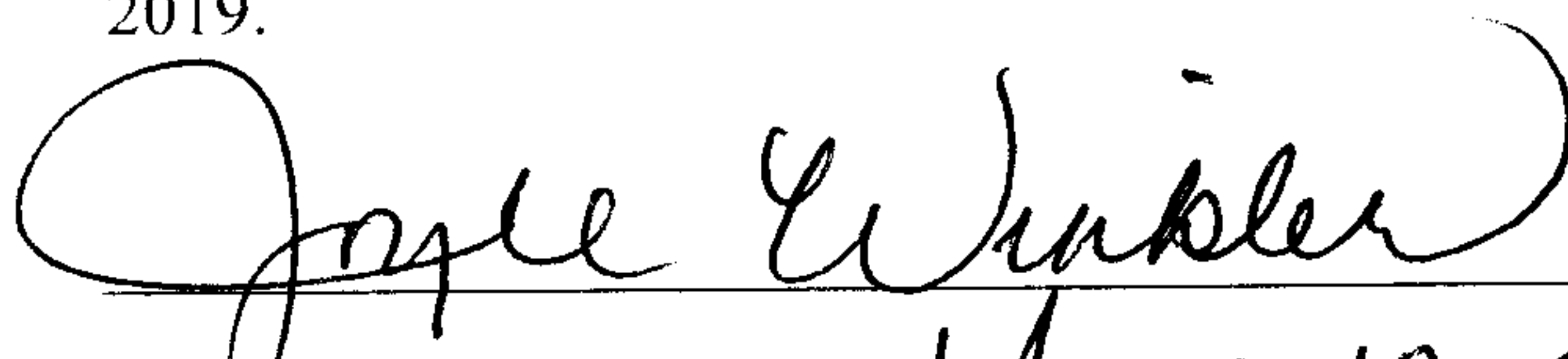
Mortgage Electronic Registration Systems, Inc. as nominee for Synovus Mortgage Corp. its successors and assigns

By: 
Donald W. Duncan, Vice President

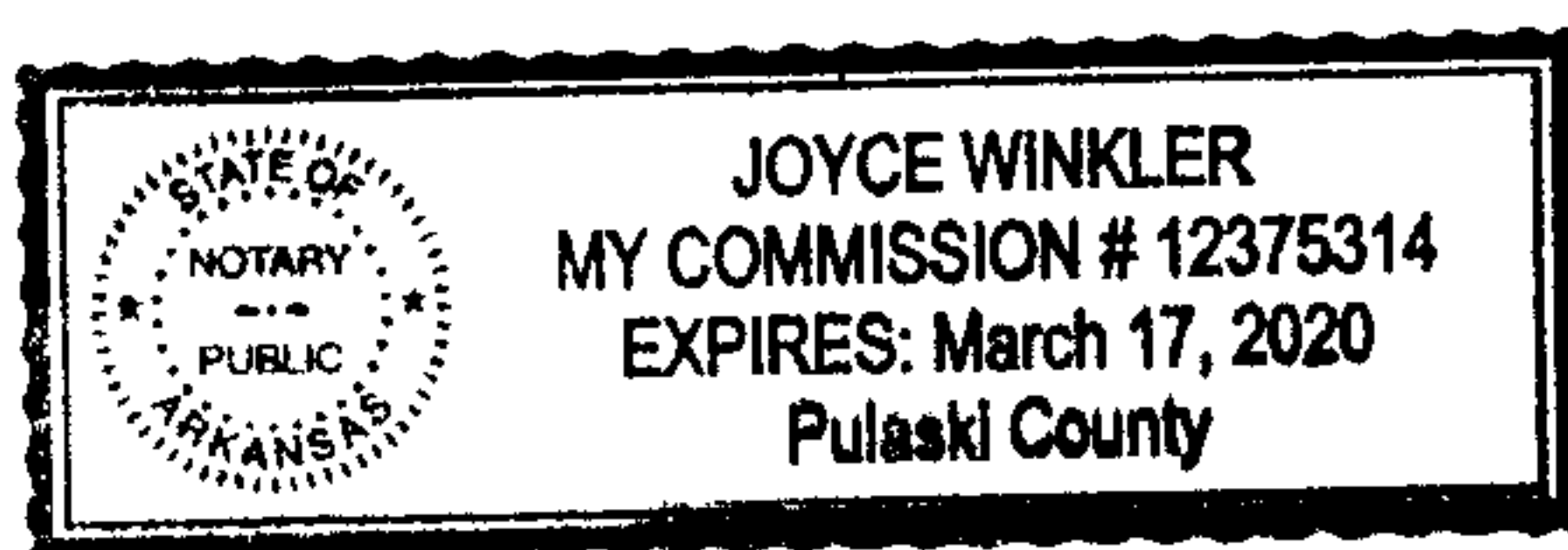
STATE OF Arkansas
COUNTY OF Pulaski


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that **Donald W. Duncan**, as **Vice President for Mortgage Electronic Registration Systems, Inc. as nominee for Synovus Mortgage Corp. its successors and assigns**, whose name is signed to the above and foregoing instrument as said officer, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, **Donald W. Duncan** executed the same voluntarily and with full authority as **Vice President for Mortgage Electronic Registration Systems, Inc. as nominee for Synovus Mortgage Corp. its successors and assigns**, on the day the same bears date.

IN WITNESS WHEREOF, given under my hand and official seal of office this 28 of January, 2019.

, Notary Public
My Commission Expires March 17, 2020

[Affix Seal Here]




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