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04/04/2019 08:35:55 AM
REL 1/3

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1191014AL.1

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

RELEASE OF MORTGAGE

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Wanda G. Yarbrough**, as **Personal Representative of the Estate of Avery Yarbrough**, with a mailing address of 115 Aaron Parc Ct, Pelham, AL 35124,

_____ does hereby certify that a certain Mortgage described below is hereby RELEASED and the real estate described therein is fully released from said Mortgage and hereby surrenders the same as cancelled, and hereby directs the County Recorder to cancel the same of record:

Date of Mortgage: 07/28/1997

Executed by Mortgagor: **Richard R. Bayard and wife, Frances H. Bayard, as joint tenants with right of survivorship**

To and in favor of Mortgagee: Marjorie Messer Yance, a married woman

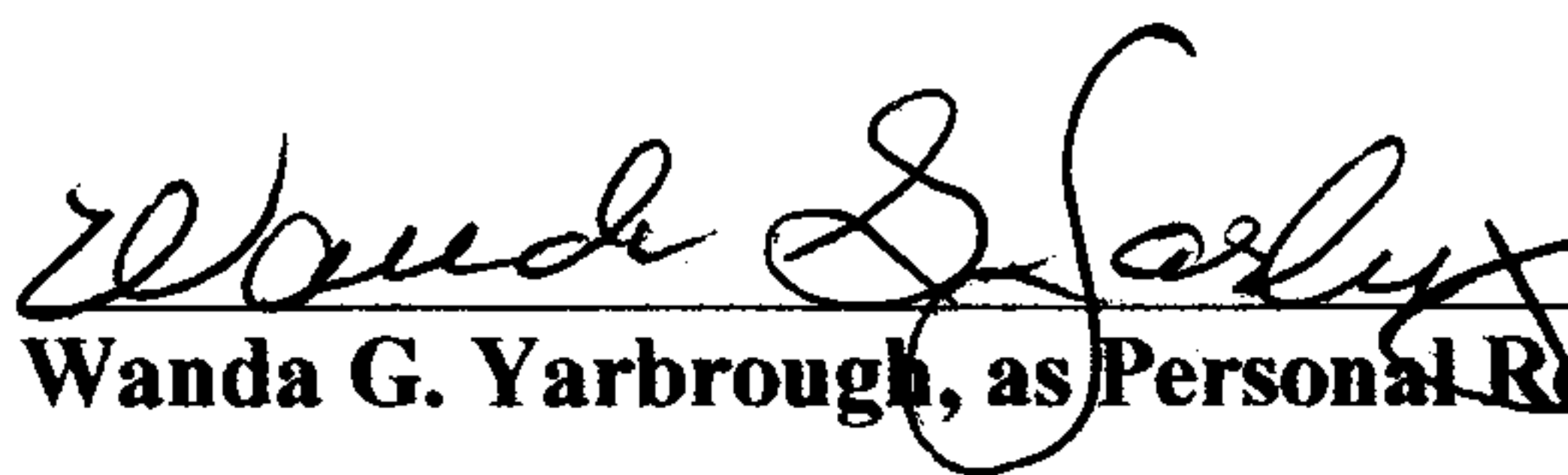
Filed of Record on 07/29/1997, in Instrument Number: 1997-23695, in the Office of the Recorder for Shelby County, AL.

Property: As described in Exhibit A, attached hereto.

The beneficial interest has been assigned of record to Avery Yarbrough by Assignment recorded on July 29, 1997, in Instrument No. 1997-23698, of Official Records.

DATED: 1/10/2019

The undersigned is the present holder of the above described Mortgage.

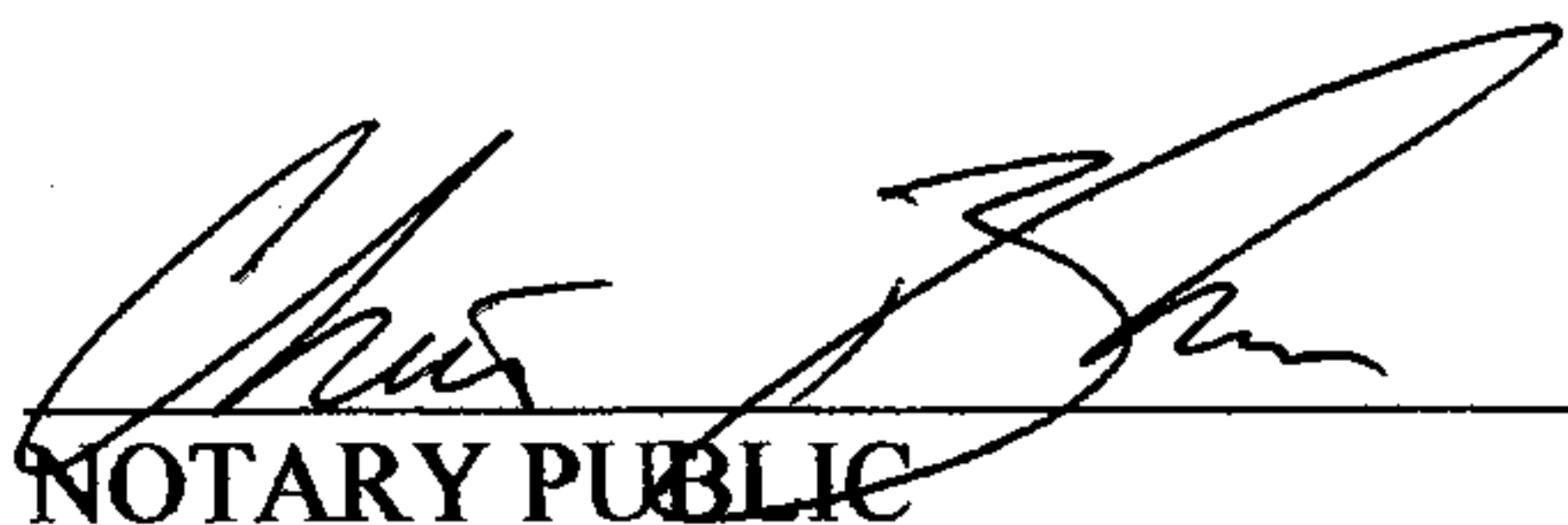


Wanda G. Yarbrough, as Personal Representative of the Estate of Avery Yarbrough

STATE OF ALABAMA
COUNTY OF SHELBY

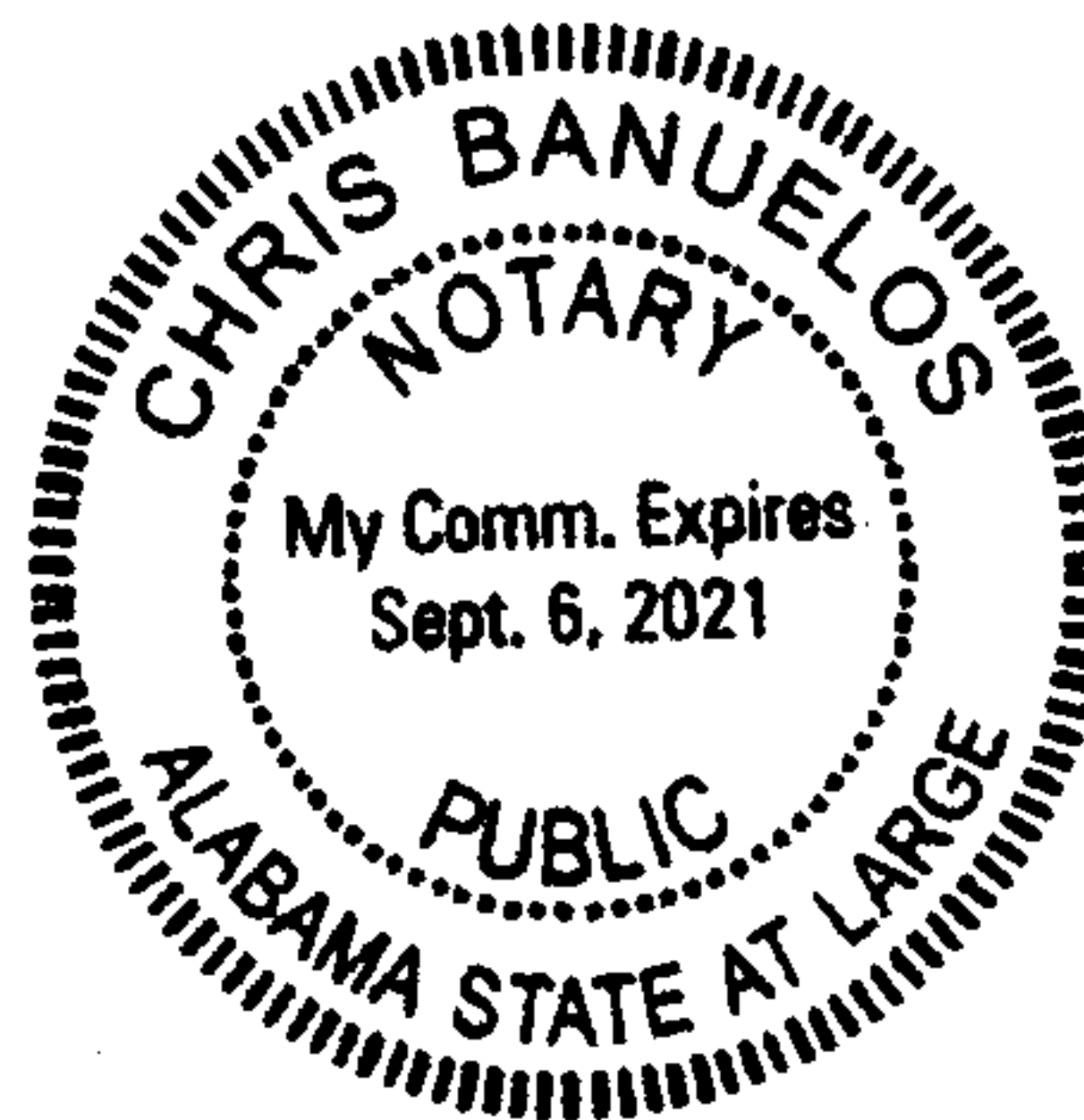
I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Wanda G. Yarbrough, as Personal Representative of the Estate of Avery Yarbrough**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10TH day of JANUARY, 2019.



NOTARY PUBLIC

My commission expires: 09/06/2021





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/04/2019 08:35:55 AM
 \$21.00 CHERRY
 20190404000108310

Allen S. Bayl

EXHIBIT A
LEGAL DESCRIPTION

UNIT D, BUILDING 8, PHASE II OF CHANDALAR TOWNHOUSES, AS RECORDED IN MAP BOOK 7, PAGE 166, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 670.76 FEET; THENCE 90 DEGREES LEFT IN A WESTERLY DIRECTION A DISTANCE OF 170.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHANDALAR COURT; THENCE 90 DEGREES RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 105.0 FEET; THENCE 90 DEGREES LEFT IN A WESTERLY DIRECTION A DISTANCE OF 14.6 FEET TO A POINT ON THE NORTHEAST CORNER OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS A, B, C AND D, BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE ALONG THE OUTER FACE OF A WOOD FENCE, WALL AND ANOTHER WOOD FENCE ALL ON THE NORTH SIDE OF SAID UNIT D A DISTANCE OF 67.7 FEET TO A POINT ON THE NORTHWEST CORNER OF A WOOD FENCE THAT EXTENDS ACROSS THE BACKS OF UNITS A, B, C AND D; THENCE 90 DEGREES LEFT IN A SOUTHERLY DIRECTION ALONG THE WEST OUTER FACE OF SAID WOOD FENCE A DISTANCE OF 17.0 FEET TO A POINT ON THE NORTHEAST CORNER OF A STORAGE BUILDING; THENCE 90 DEGREES RIGHT IN A WESTERLY DIRECTION ALONG THE NORTH OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 4.1 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID STORAGE BUILDING; THENCE 90 DEGREES LEFT IN A SOUTHERLY DIRECTION ALONG THE WEST OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 60 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID STORAGE BUILDING; THENCE 90 DEGREES LEFT IN AN EASTERLY DIRECTION ALONG THE SOUTH OUTER FACE OF SAID STORAGE BUILDING, THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS C AND D, THE CENTERLINE OF A PARTY WALL COMMON TO UNITS C AND D, AND THE CENTERLINE OF ANOTHER WOOD FENCE COMMON TO UNITS C AND D, A DISTANCE OF 71.8 FEET TO A POINT ON THE EAST OUTER FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS A, B, C AND D, THENCE 90 DEGREES LEFT IN A NORTHERLY DIRECTION ALONG THE EAST OUTER FACE OF SAID WOOD FENCE THAT EXTENDS ACROSS THE FRONT OF UNIT D, A DISTANCE OF 23.0 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA

PARCEL ID NUMBER: 13-1-01-4-401-001.011

PROPERTY COMMONLY KNOWN AS: 1963 CHANDALAR COURT, PELHAM, AL 35124