

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**AFFIDAVIT REGARDING  
UNRELEASED MORTGAGE PAID IN FULL**

Before me, the undersigned, a Notary Public in and for said county in said State, personally appeared **Michael F. McDurmont and wife, Linda C. McDurmont**, who, being by me first duly sworn, deposes and states as follows:

- 1) We, **Michael F. McDurmont and Linda C. McDurmont**, are the current owners of the property located at 2216 Hearthwood Cr, Birmingham, AL 35242, being more particularly described as:  
  
**Lot 8, according to the Survey of Hearthwood Subdivision, as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama.**
- 2) On or about February 3, 1994, we executed a mortgage in favor of Troy & Nichols, Inc. in the original amount of \$166,600, said mortgage is recorded in **Inst. #1994-04627**, in the Probate Office of Shelby County, Alabama. The mortgage instrument showed a maturity date of March 1, 2024 on its face (the "**1994 Mortgage**").
- 3) The 1994 Mortgage was subsequently assigned to Capstead Inc, as evidenced by that certain Assignment of Mortgage or Deed of Trust, as recorded in **Inst. #1999-50115**, in the Probate Office of Shelby County, Alabama (the "**Capstead Assignment**")
- 4) Subsequent to the Capstead Assignment, said mortgage was Assigned to GMAC Mortgage Corporation, as evidenced by that certain Assignment of Mortgage, as recorded in **Inst #1999-38160**, in the Probate Office of Shelby County, Alabama (the "**GMAC Assignment**")
- 5) Exhibit A of the GMAC Assignment lists several loans being assigned to GMAC; the subject loan is listed on Page 3 of 3, evidencing the newly assigned loan number for GMAC of **306336543**. Said assignment is attached hereto as **Exhibit A**.
- 6) Said mortgage was paid in full on or about February 24, 2003 when we refinanced with Liberty Mortgage Corporation, said mortgage is recorded in **Inst. 20030317000159850**, in the Probate Office of Shelby County, Alabama (the "**2003 Refinance**").
- 7) Subsequent to the 2003 Refinance, GMAC recorded a Full Satisfaction of Recorded Lien as recorded in **Instrument 20030321000172280** (the "**Release**"), intending to release the

1994 Mortgage, however failed to include the full and correct recording information. The Release erroneously stated the recording information as "Instrument No. 84627", however the correct and full Instrument Number should have read 1994-04627. The Release did include a loan number for the instrument being released, said loan number is listed as **306336543**, the same loan number listed on the GMAC Assignment. Said Release is attached hereto as **Exhibit B**.

- 8) There have been no demands for payment on this mortgage following payment in full thereof on or about February 24, 2003.
- 9) The purpose of this affidavit is to affirm that we paid in full, the 1994 Mortgage in favor of Troy & Nichols, Inc., as recorded in Inst. #1994-04627, and subsequent assignments of said mortgage, in the Probate Office of Shelby County, Alabama.

Further, affiant sayeth not.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 23<sup>rd</sup> day of November, 2021.



**Michael F. McDermont**



**Linda C. McDermont**

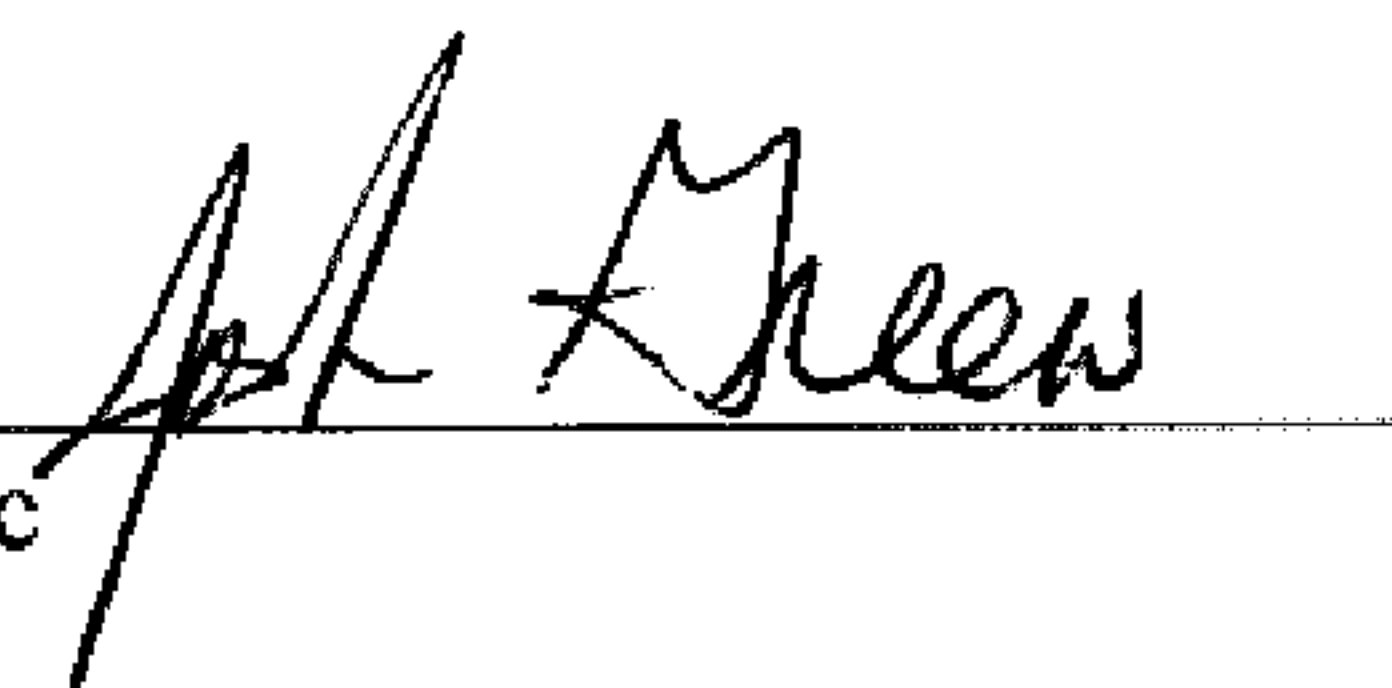
STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

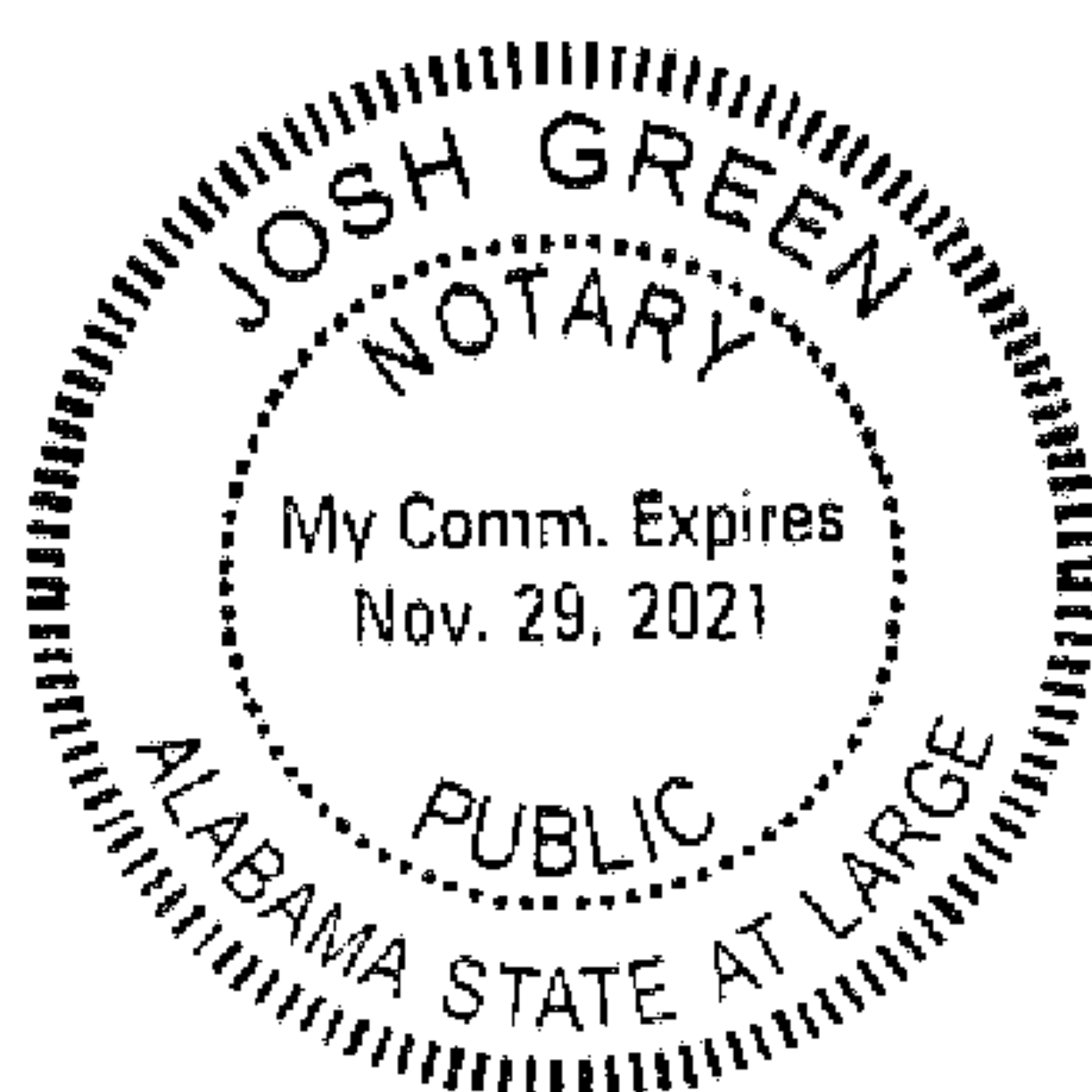
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael F. McDermont and Linda C. McDermont** whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 23<sup>rd</sup>, 2021.

My Commission Expires: Nov. 29, 2021

Notary Public





**EXHIBIT A**



**EXHIBIT A**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

---

**Loan Number:** 652600214

**SMI #:** 01 - 19409

**Pool:** 296020

**Borrower:** John Staed and Jacquelin Staed

**Recording Ref:** Recorded on 3/3/94, Instrument/Document No. 1994-06910

**Original Beneficiary:** TROY & NICHOLS, INC.

**Property Address:** 713 Crosscreek Trl  
Pelham AL 35124

---

**Loan Number:** 652600255

**SMI #:** 01 - 19413

**Pool:** 296020

**Borrower:** William Venable and Dianne Venable

**Recording Ref:** Recorded on 12/10/93, Instrument/Document No. 1993-39713

**Original Beneficiary:** TROY & NICHOLS, INC.

**Property Address:** 2008 Crossvine Rd  
Birmingham AL 35244

---

**Loan Number:** 652600271

**SMI #:** 01 - 19414

**Pool:** 296020

**Borrower:** Martin Reilly and Cathy Reilly

**Recording Ref:** Recorded on 12/21/93, Instrument/Document No. 1993-40949

**Original Beneficiary:** TROY & NICHOLS, INC.

**Property Address:** 50 Huntmaster Ln  
Pelham AL 35124

---

**Loan Number:** 652600313

**SMI #:** 01 - 19417

**Pool:** 296020

**Borrower:** Newsom Sherrod and Eida Sherrod

**Recording Ref:** Recorded on 1/14/94, Instrument/Document No. 1994-01581

**Original Beneficiary:** TROY & NICHOLS, INC.

**Property Address:** 1319 Little Cloud Cr  
Alabaster AL 35007

---

**Loan Number:** 652600396

**SMI #:** 01 - 19422

**Pool:** 296020

**Borrower:** William Clark and Susan Clark

**Recording Ref:** Recorded on 1/20/94, Instrument/Document No. 1994-02083

**Original Beneficiary:** TROY & NICHOLS, INC.

**Property Address:** 5015 Applecross Rd  
Birmingham AL 35242



20211123000563350 11/23/2021 12:49:53 PM AFFID 6/8

Loan Number: 652600404

SMI #: 01 - 19423

Pool: 296020



306336541

Borrower: Paul Tombrello and Margie Tombrello

Recording Ref: Recorded on 2/9/94, Instrument/Document No. 1994-04425

Original Beneficiary: TROY & NICHOLS, INC.

Property Address: 1107 Colonial Dr  
Alabaster AL 35007

Loan Number: 652600420

SMI #: 01 - 19425

Pool: 296020



306336543

Borrower: MICHAEL F. MCDURMONT AND LINDA C. MCDURMONT

Recording Ref: Recorded on 8/10/94, Instrument/Document No. 1994-04627

Original Beneficiary: TROY & NICHOLS, INC.

Property Address: 2216 Hearthwood Cr  
Birmingham AL 35242

Loan Number: 652600495

SMI #: 01 - 19428

Pool: 296020



306336547

Borrower: Reba Vaughn

Recording Ref: Recorded on 3/3/94, Instrument/Document No. 1994-06909

Original Beneficiary: TROY & NICHOLS, INC.

Property Address: 126 Tall Timber Rd  
Alabaster AL 35007

Loan Number: 652600503

SMI #: 01 - 19429

Pool: 296020



306336548

Borrower: Charles Ridgeway and Barbara Ridgeway

Recording Ref: Recorded on 3/3/94, Instrument/Document No. 1994-07007

Original Beneficiary: TROY & NICHOLS, INC.

Property Address: 125 Ashford Ln  
Alabaster AL 35007

End of Exhibit A

20211123000563350 11/23/2021 12:49:53 PM AFFID 7/8

**EXHIBIT B**



20030321000172280 Pg 1/1 11:30  
Shelby Cnty Judge of Probate, AL  
03/21/2003 11:30:00 FILED/CERTIFIED

20211123000563350 11/23/2021 12:49:53 PM AFFID 8/8

✓ WHEN RECORDED RETURN TO:  
MICHAEL F MCDURMONT

Prepared By:  
GMAC Mortgage Corporation  
Attn: Lien Release Group  
3451 Hammond Avenue  
Waterloo, IA 50702  
(319) 236-5400

2216 HEARTHWOOD CIR  
BIRMINGHAM, AL 35242

Loan No. 306336543

**FULL SATISFACTION**  
**OF RECORDED LIEN**

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men By These Presents, That, the undersigned **GMAC Mortgage Corporation**, acknowledges full payment of the indebtedness secured by that certain Real Property Mortgage executed by **MICHAEL F. MCDURMONT AND LINDA C. MCDURMONT**, which said mortgage was recorded in the office of the Judge of Probate Court of **SHELBY** County, **ALABAMA**, on **October 28, 1994**, as Instrument No. **84627** in Book ---, Page ---, Certificate ---, and the undersigned does further hereby release and satisfy said mortgage.

Executed on: **March 17, 2003**.

By **GMAC Mortgage Corporation**

  
Vickie Ingamells, Limited Signing Officer

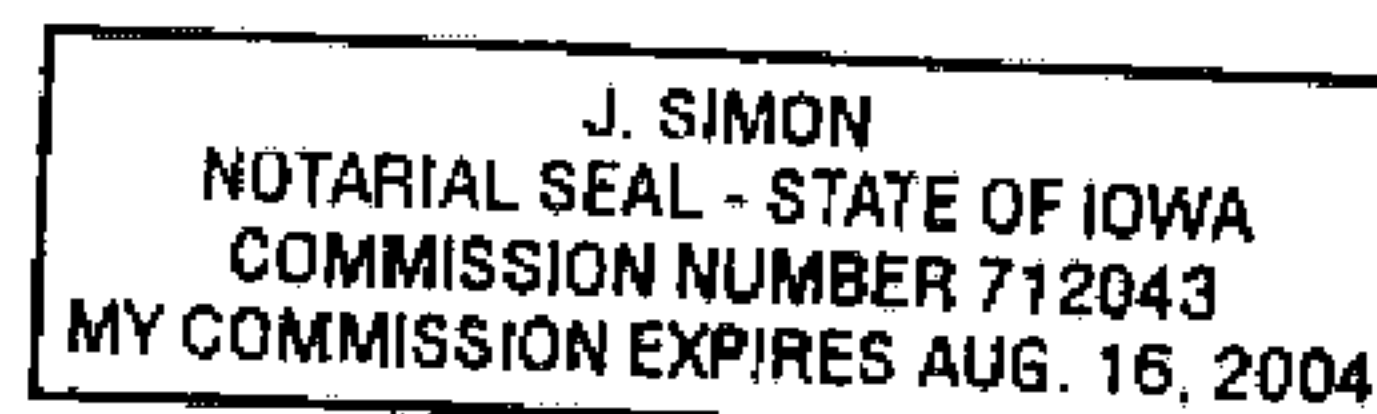
STATE OF IOWA  
County of Black Hawk

On **March 17, 2003**, before me, J. Simon, personally appeared **Vickie Ingamells, Limited Signing Officer**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed this instrument.

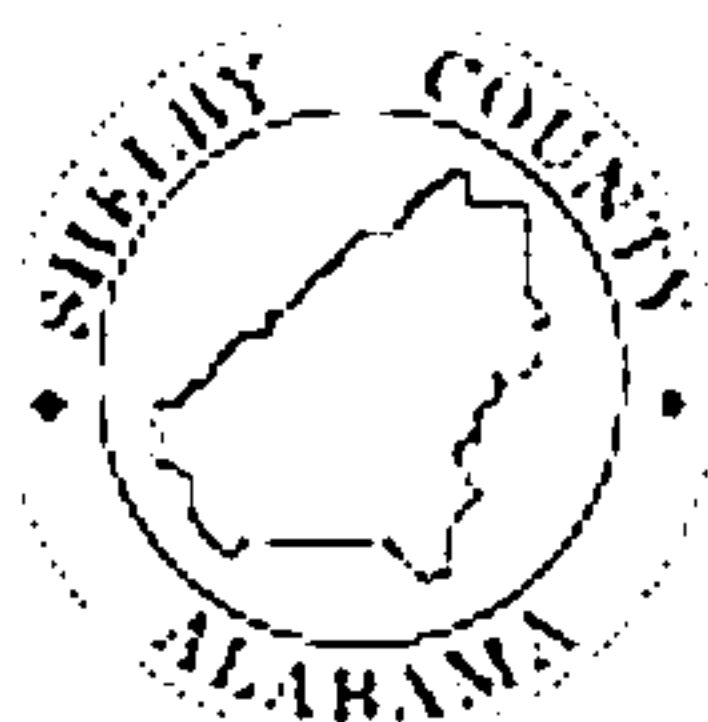
WITNESS my hand and official seal

Notary's Signature  
J. Simon  
2003-03-03

8/16/2004



(Notary's Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/23/2021 12:49:53 PM  
\$48.00 BRITTANI  
20211123000563350

*Allen S. Bayl*