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02/07/2023 08:43:21 AM  
PARTREL 1/2

STATE OF ALABAMA  
COUNTY OF SHELBY

**This instrument was prepared by:**  
**Sparks Law Firm, LLC**  
**C. Ryan Sparks**  
**2635 Valleydale Road Suite 200**  
**Birmingham, AL 35244**

**MERS/MIN # 1010298 0000330007 2**

**PARTIAL RELEASE OF MORTGAGE**

FOR VALUE RECEIVED, LAKEVIEW LOAN SERVICING, LLC and/or "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-206, tel. (888) 679-MERS, AS MORTGAGEE, being the present owner of the indebtedness secured by that certain mortgage executed by

**EARL C. ADAIR and BEVERLY R. ADAIR AKA BEVERLY A. ADAIR, AS**  
**MORTGAGORS**, said mortgage filed of record on October 8, 2020 in Instrument #20201008000456320 in the original amount of \$351,892.00, 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 NW Corner of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence S88°27'19" E a distance of 515.63'; thence N01°43'33"E a distance of 452.97' to the Southerly R.O.W. line of Shelby County Highway 41; thence N73°22'21"E and along said R.O.W line a distance of 31.39; thence S01°42'02"W and leaving said R.O.W. line a distance of 462.76 to the POINT OF BEGINNING; thence S01°32'41"W a distance of 27.00'; thence S88°27'19"E a distance of 488.11 to the approximate centerline of Shoal Creek; thence N56°20'59"E and along said approximate centerline of creek a distance of 46.85'; thence N88°27'19"W and leaving said approximate centerline of creek a distance of 526.39' to the POINT OF BEGINNING.


Said Parcel containing 0.31 acres, more or less, according to the Boundary Survey by Rodney Shiflett Al. Reg. #21784 dated November 3, 2022.

Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and cancelling this Security Instrument.

In Witness Whereof, the undersigned have signed their signatures this January 20, 2023.

**Mortgagee:**


**Mortgage Electronic Registration System, Inc., as Nominee for Lakeview Loan Servicing, Its Successors and Assigns**

  
By: Kimberly McManus Ellins, as its Assistant Secretary

STATE OF Florida  
COUNTY OF Duval

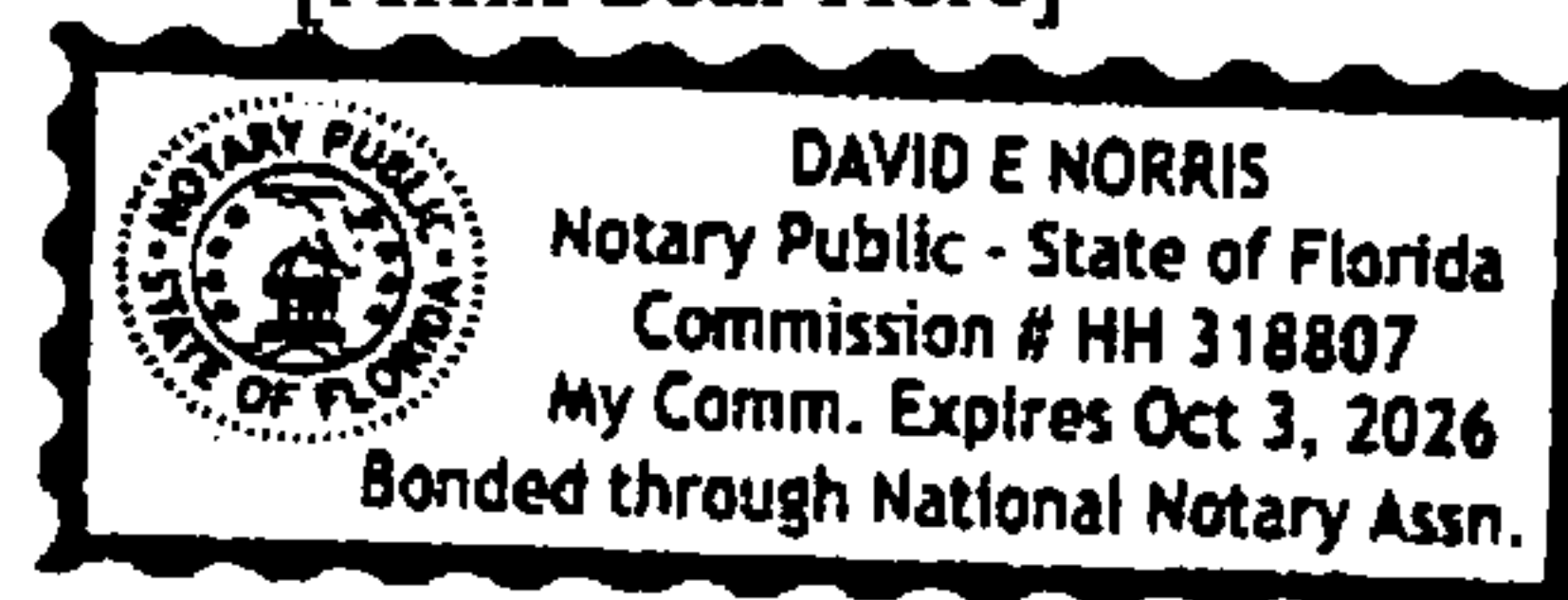
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Kimberly McManus Ellins as Assistant Secretary for Mortgage Electronic Registration System, Inc., as Nominee for Lakeview Loan Servicing, Its Successors and Assigns, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kimberly McManus Ellins as Assistant Secretary for Mortgage Electronic Registration System, Inc., as Nominee for Lakeview Loan Servicing, Its Successors and Assigns executed the same voluntarily and with full authority as Assistant Secretary of said company on the day the same bears date.

IN WITNESS WHEREOF, given under my hand and official seal of office this January 20, 2023.

  
David E. Norris, Notary Public

My Commission Expires: October 3, 2026

[Affix Seal Here]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2023 08:43:21 AM  
\$26.00 BRITTANI  
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