

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

When Recorded Return To:

TODD PACE
7006 COUNTY ROAD 42
CALERA, AL 35040

20240424000119300 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/24/2024 11:08:37 AM FILED/CERT

PARTIAL DISCHARGE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****30PR "PACE" Shelby, Alabama
MIN #: 100245900003793175 SIS #: 1-888-679-6377

WHEREAS TODD ANTHONY PACE AND TALENA MICHELLE PACE, HUSBAND AND WIFE ("Mortgagor") by Mortgage dated 04/06/2022 and recorded at the office of Probate Judge, Shelby, Alabama on 04/11/2022 as Instrument No.: 20220411000147400 ("the Mortgage") mortgaged to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE ITS SUCCESSORS AND ASSIGNS ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgaged Premises") to secure payment of \$337,500.00 with interest and costs, etc., as therein set forth;

AND WHEREAS, Mortgagee wishes to discharge a portion of the Mortgaged Premises of and from the lien of the Mortgage;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Mortgagee, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases from the lien of the Mortgage that portion of the Mortgaged Premises which is described and identified herein and by this reference made a part hereof;

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed, delivered and sealed by its duly authorized representative as of this date April 17th, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE ITS SUCCESSORS AND ASSIGNS
On April 17th, 2024

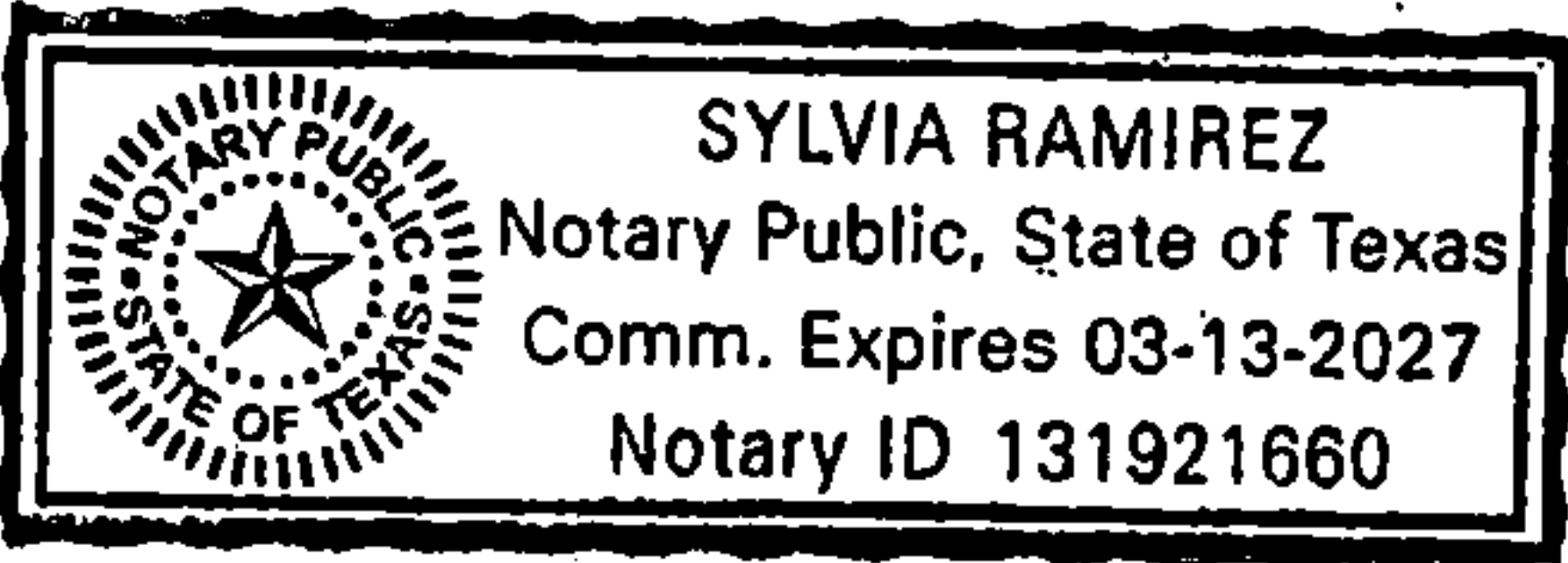
By: TSED
TSEDALE ALEMU, Vice-President

STATE OF Texas
COUNTY OF Denton

On April 17th, 2024, before me, SYLVIA RAMIREZ, a Notary Public in and for Denton in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE ITS SUCCESSORS AND ASSIGNS, personally known to me 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Sylvia Ramirez
SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)

Prepared By: Kelli Thompson, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 1-888-480-2432



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EXHIBIT A

A Parcel of land to be known as Lot 2 of Pace Subdivision, being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence N00°57'58"W a distance of 1377.19' to the Southerly R.O.W. line of Heart of Dixie Railroad; thence N00°42'26"W a distance of 102.31' to the Northerly R.O.W. line of Heart of Dixie Railroad; thence N03°13'28"W and leaving said R.O.W. line a distance of 11.98' to the Southerly R.O.W. line of Shelby County Highway 42; thence S84°35'14"E and along said R.O.W. line a distance of 52.92'; thence S62°47'09"E and along said R.O.W. line a distance of 53.85'; thence S84°35'14"E and along said R.O.W. line a distance of 150.00'; thence S73°16'39"E and along said R.O.W. line a distance of 50.99'; thence S84°35'14"E and along said R.O.W. line a distance of 50.00'; thence N64°26'56"E and along said R.O.W. line a distance of 58.31'; thence S84°35'14"E and along said R.O.W. line a distance of 200.00'; thence S45°55'39"E and along said R.O.W. line a distance of 64.03'; thence S84°35'14"E and along said R.O.W. line a distance of 100.00'; thence N73°36'41"E and along said R.O.W. line a distance of 107.70'; thence S84°35'14"E and along said R.O.W. line a distance of 253.31' to the POINT OF BEGINNING; thence continue S84°35'14"E and along said R.O.W. line a distance of 200.00'; thence S05°24'46"W and leaving said R.O.W. line a distance of 145.00'; thence N84°35'14"W a distance of 162.42'; thence N25°55'50"W a distance of 72.25'; thence N05°24'46"E a distance of 83.30' to the POINT OF BEGINNING.

Said Parcel containing 0.64 acres, more or less.