

ALABAMA
County of Baldwin County
Prepared by: Eric Groce
WHEN RECORDED MAIL TO: Flagstar Bank, N.A.
5151 Corporate Dr. E-170-3, Troy MI 48098-2639

PARTIAL RELEASE OF MORTGAGE

Loan# 505819672

MIN: 100052550581967253

KNOWN ALL MEN BY THESE PRESENTS that that a certain Mortgage, do(es) hereby release from that certain bearing the date the 5th day of August, 2022, executed by Karen Garrett and Ferman Garrett Jr., Mortgagor, to Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501-2026, as nominee for Flagstar Bank, FSB, original mortgagee, and recorded on 10th day of August, 2022, in, instrument # 20220810000312480 in the office of the Judge of Probate for the County of Shelby, State of ALABAMA, the following described real property:

See Attached "**EXHIBIT A**"

This is a partial release, and the above identified mortgage remains in full force and effect as to the remaining property.

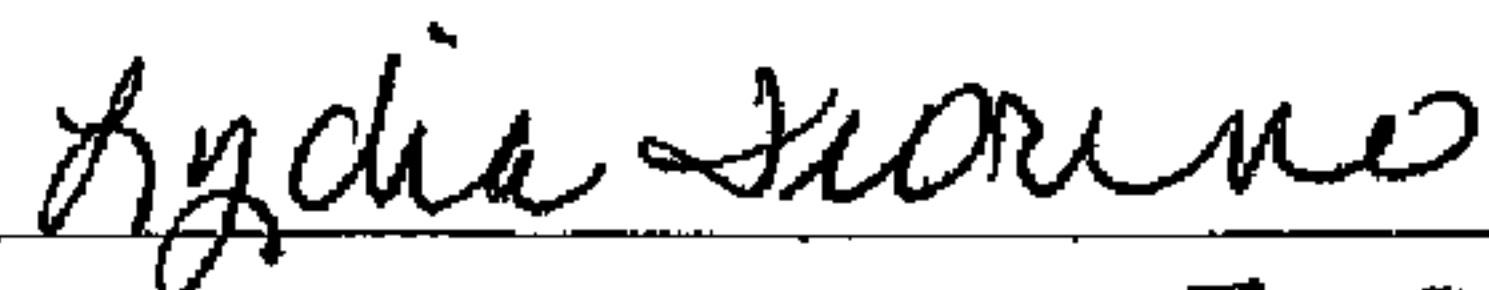
Mortgage Electronic Registration Systems,
Inc. (MERS) as nominee for Flagstar Bank, N.A.,



Sabina Kerimov, Vice President

STATE OF MICHIGAN)
COUNTY OF OAKLAND

On August 12, 2024 before me, Lydia Fiorino, personally appeared Sabina Kerimov known to me to be the Vice President of Mortgage Electronic Registration Systems, Inc. as nominee for Flagstar Bank, N.A., and that the seal affixed to said instrument is the corporate seal of said corporation, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Notary Public Lydia Fiorino

LYDIA FIORINO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jan. 7, 2028
Acting in the County of Oakland

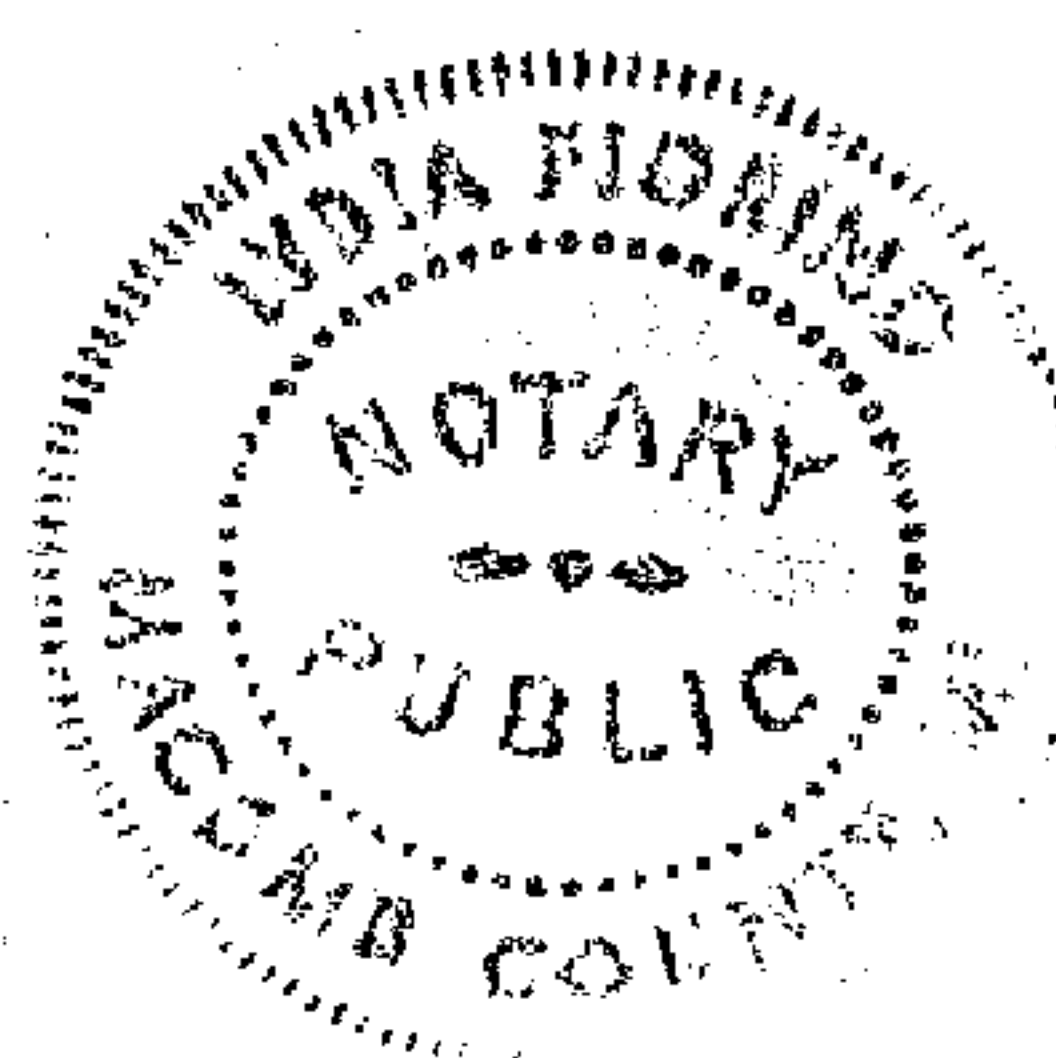


Exhibit A

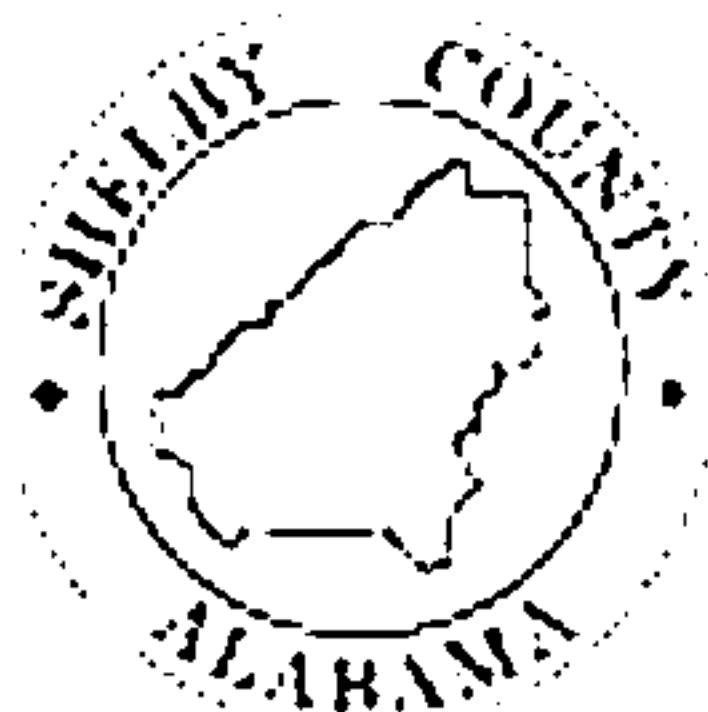
Parcel 2 - To be released from mortgage

Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence S01°10'16"W a distance of 85.25' to the POINT OF BEGINNING; thence N89°21'10"W a distance of 268.63' to the Easterly R.O.W. line of Shelby County Highway 61; thence S20°18'59"W and along said R.O.W. line a distance of 315.32'; thence S78°11'28"E and leaving said R.O.W. line a distance of 39.72'; thence N76°01'24"E a distance of 39.91'; thence N57°19'07"E a distance of 67.26'; thence N61°36'18"E a distance of 33.52'; thence N69°51'13"E a distance of 16.75'; thence S13°11'46"W a distance of 293.15'; thence S84°11'41"E a distance of 60.00'; thence N21°25'44"E a distance of 563.58' to the POINT OF BEGINNING.

Said Parcel containing 2.16 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2024 08:44:16 AM
\$25.00 JOANN
20240823000263750

Allen S. Bayl