

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER



20241014000322130 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/14/2024 02:11:09 PM FILED/CERT

When Recorded Return To:

NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
Dallas, TX 75261-9947

PARTIAL RELEASE OF DEED OF TRUST

NATIONSTAR MORTGAGE DBA MR. COOPER #: 0 652937962 "Gentle" Shelby County, Alabama KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, holder of a certain mortgage, made and executed by JON SCOT GENTLE AND CATHERINE GENTLE*, JOINT TENANTS, originally to United Wholesale Mortgage, LLC., in the County of Shelby, and the State of Alabama Dated: 11/20/2017 Recorded: 11/22/2017 in Doc #20171122000422220, does hereby acknowledge payment and partial release of the same, and in consideration thereof, does hereby remise, release, convey and quitclaim the right, title interest, claim or demand whatsoever it may have acquired in said mortgage, as to that portion of the property described below.

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

Property Address: 4815 Caldwell Mill Rd., Birmingham, AL 35242

It is expressly understood and agreed by and between the parties hereto that this partial release is in no way to discharge the lien of said Mortgage or any other associated security instruments upon any other of the premises described therein but it is only to release the portion particularly described herein and none other; and that the remaining or unreleased portions of the premises in said security instruments described are to remain as security for the payment of the indebtedness to be paid thereby.

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS

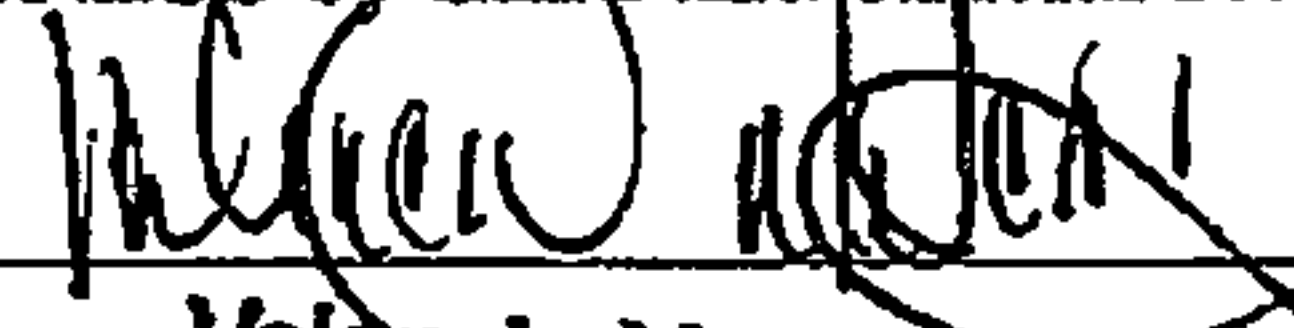
On 7202 8 7 AM MAY 2 8 2024

By: 
Terefe Tekle, Vice-President

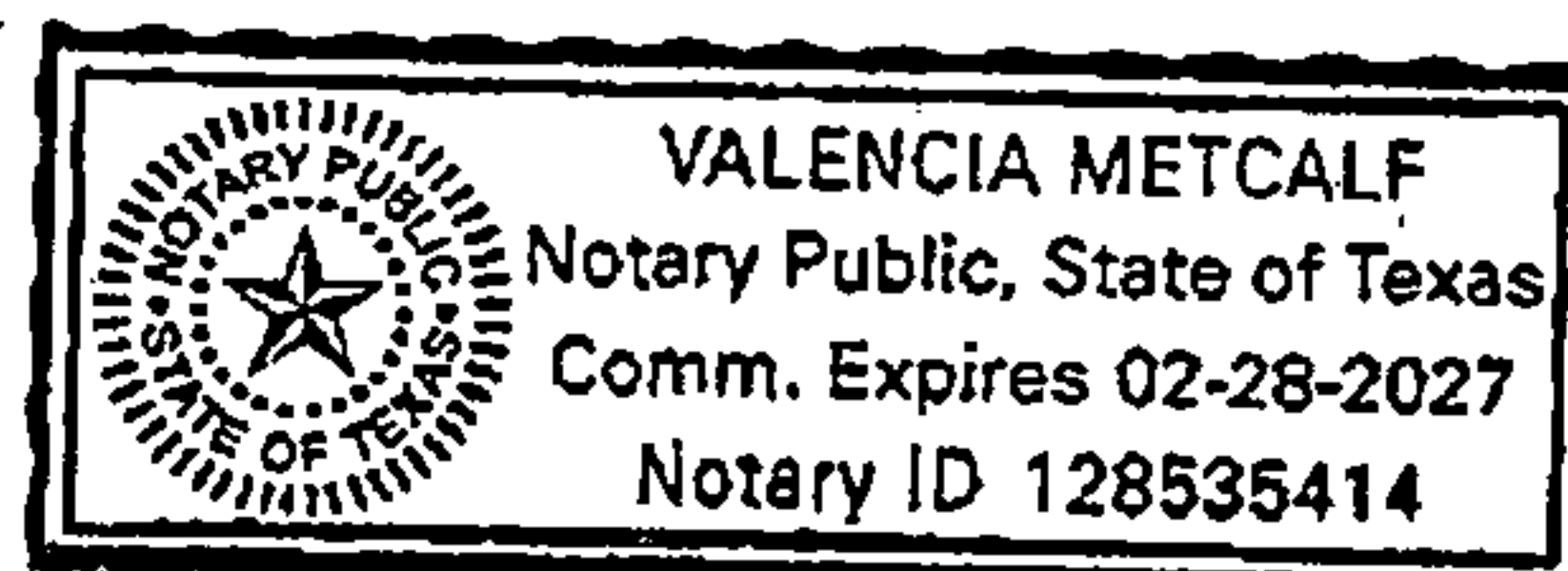
STATE OF TEXAS
COUNTY OF DENTON

On MAY 2 8 2024, before me, Valencia Metcalf, a Notary Public in and for Denton County in the State of Texas, personally appeared Terefe Tekle, Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) 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 by hand and official seal,


Valencia Metcalf

Notary Expires: FEB 28 2027





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Exhibit "A"

Legal Description

Commence at the Northwest corner of Section 3, Township 19 South, Range 2 West; thence run easterly along the north line of said section for a distance of 1316.12 feet to a point on the proposed centerline of Caldwell Mill Road; thence turn an angle right $124^{\circ} 16' 39''$ and run southwesterly for a distance of 166.01 feet; thence deflect an angle left $26^{\circ} 01' 47.18''$ and run southwesterly for a distance of 816.73 feet; thence deflect an angle right $02^{\circ} 41' 30''$ and run southwesterly for a distance of 379.55 feet; thence deflect an angle left $06^{\circ} 31' 08.14''$ and run southwesterly for a distance of 380.49 feet; thence turn an angle right $180^{\circ} 00' 00''$ and run northeasterly for a distance of 100 feet to the Point of Beginning of a variable width Right-of-Way being bounded on the northwesterly side by the present southeasterly right of way line of Caldwell Mill Road and being bounded on the southeasterly side by a line being 61.00 feet southeasterly of and perpendicular to this point and decreasing to 60.51 feet southeasterly of and perpendicular to a point 243.02 feet ahead along the following described line; thence continue northeasterly along the previously described course for a distance of 206.46 feet to the point of beginning of a curve to the right having a central angle of $06^{\circ} 31' 08.14''$, a radius of 1300.00 feet, and an arc length of 147.91 feet; thence run northeasterly along the arc of said curve for a distance of 36.56 feet, to said point, and the end of said Right-of-Way.

The outer boundaries of said Right-of-Way being extended or trimmed to terminate at the property lines of the Grantor.

All of said Right-of-Way is located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and contains 0.052 acres more or less.