

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

When Recorded Return To:

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



20241021000329860 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/21/2024 04:05:56 PM FILED/CERT



PARTIAL DISCHARGE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****66PR "NEWMAN" Shelby, Alabama
MIN #: 100319243200710002 SIS #: 1-888-679-6377

WHEREAS JEREMY D NEWMAN AND REBECCA NEWMAN HUSBAND AND WIFE ("Mortgagor") by Mortgage dated 09/17/2020 and recorded at the office of Probate Judge, Shelby, Alabama on 09/18/2020 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 20200918000418320 ("the Mortgage") mortgaged to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR RENASANT BANK ITS SUCCESSORS AND ASSIGNS ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgaged Premises") to secure payment of \$240,000.00 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 October 17th, 2024.

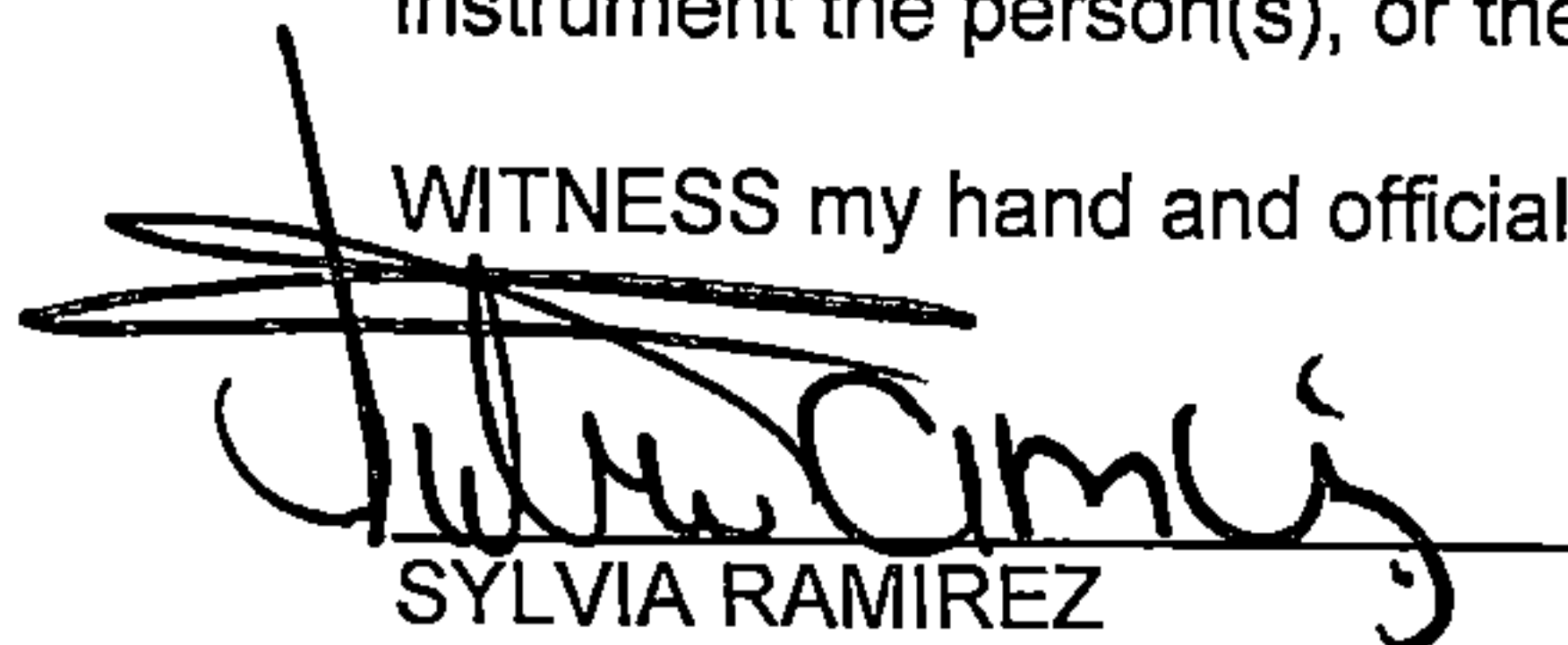
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR RENASANT BANK ITS SUCCESSORS AND ASSIGNS
On October 17th, 2024

By: 
TSEDALE ALEMU, Vice-President

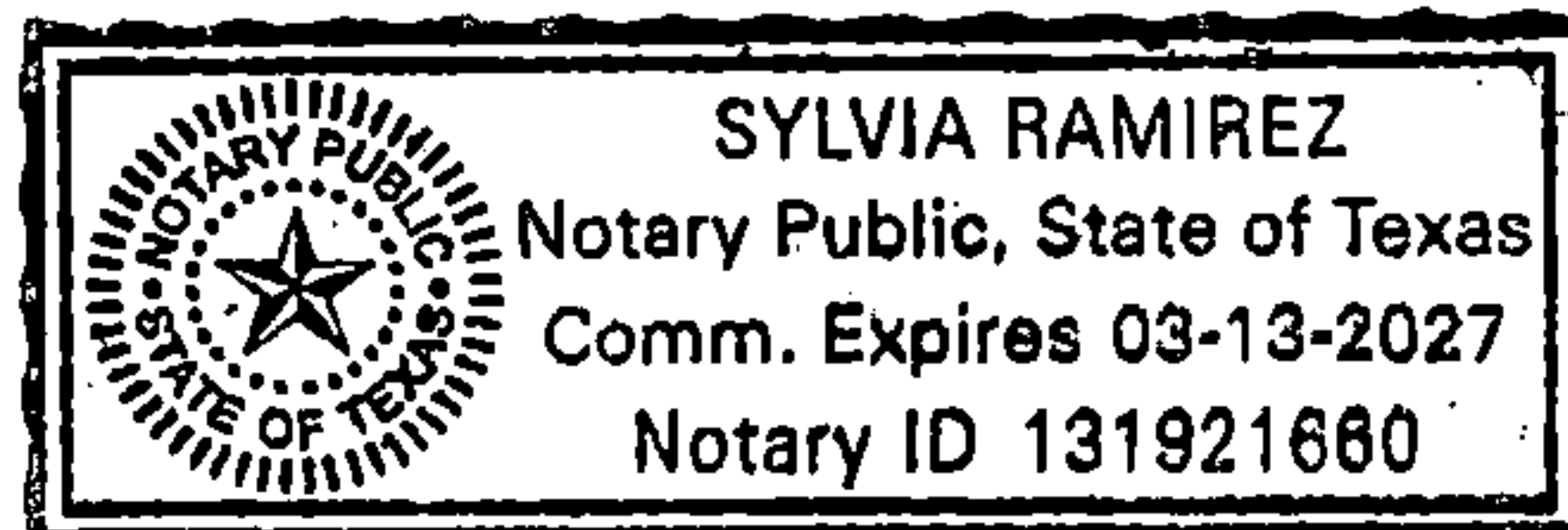
STATE OF Texas
COUNTY OF Denton

On October 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 RENASANT BANK 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

Notary Expires: 03/13/2027 #131921660




(This area for notarial seal)

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

Exhibit A

Legal Description


20241021000329860 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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A 30 foot utility easement situated in the Northeast quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX-403846 running Northwesterly and Southeasterly as recorded in Office of the Judge of Probate of Shelby County, Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

Commence at the Southwest corner of the NE $\frac{1}{4}$ of said Section 20; thence run East along the South line of said $\frac{1}{4}$ section for a distance of 397 feet more or less to a point on the South line of said parcel being the intersection of the South line of said $\frac{1}{4}$ section and the said Alabama Power Company Transmission Main right of way; thence continue along South line of said $\frac{1}{4}$ section 15 feet to the point of beginning of the centerline of the 30 feet easement herein described; thence turn an angle to the left of $95^{\circ}\pm$ and run in a Northwesterly direction for a distance of 768 feet more or less to a point on the North line of the said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.53 acres, more or less, and the approximate alignment and orientation is shown on the attached Exhibit B.

And

During the period of construction, the permanent easement area shall be temporarily enlarged for the purposes stated above, provided, however, the temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit B, which is expressly incorporated herein by reference. This temporary construction easement shall automatically terminate in three (3) years or upon completion and acceptance of the Project, whichever occurs first, and thereafter will constitute no cloud on the title of the owner.