

Recording Requested By:
CITIZENS ONE HOME LOANS

When Recorded Return To:
John Rollings
Hand Arendall Harrison Sale, LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203



20241113000352040 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
11/13/2024 08:18:37 AM FILED/CERT

PARTIAL RELEASE OF MORTGAGE

CITIZENS ONE HOME LOANS: "SYLVESTER" Lender ID:# 8107180633(PR) Shelby County, Alabama
MIN #: 1007829-0001833971-6 MERS PHONE #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR SOUTHPOINT BANK, ITS SUCCESSORS AND ASSIGNS, whose address is P. O. BOX 2026, FLINT, MI 48501-2026, holder of a certain mortgage evidencing an indebtedness in the amount of \$541,500.00 plus interest, whose parties, dates and recording information are below, does hereby acknowledge a partial payment, and in consideration thereof, does hereby satisfy and partially releases its mortgage lien with respect to that certain portion of property security for said mortgage, further described below, and only that certain portion.

Mortgagor: CHADWICK SYLVESTER AND CHERYL SYLVESTER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR SOUTHPOINT BANK, ITS SUCCESSORS AND ASSIGNS

Dated: 02/01/2023 Recorded: 02/22/2023 in Instrument No. 20230222000047200

This mortgage has not been assigned unless stated below.

Legal: **Parcel of Right-of-Way described in Exhibit A which is incorporated herein and attached hereto**

FURTHER, this Partial Release of Mortgage shall in no way impair or release the lien in the Mortgage covering the parcel of land described in Exhibit B except that land being release as described in Exhibit A.

TO HAVE AND TO HOLD the same Parcel of Right-of-Way (Exhibit A), with the appurtenances, unto Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgage premises not hereby released therefrom and described as parcel of land in Exhibit B, or any of the rights and remedies of the Current Beneficiary as the holder thereof.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a physical address at 1901 E. Voorhees Street, Suite C, Danville, IL 61834 and a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026. The MERS telephone number is (888) 679-6377.

The Property which currently has the address of 4824 Caldwell Mill Rd, Birmingham, Alabama 35242.

County: Shelby State of Alabama

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR SOUTHPOINT BANK., ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has duly executed the foregoing instrument. On August 15th, 2024

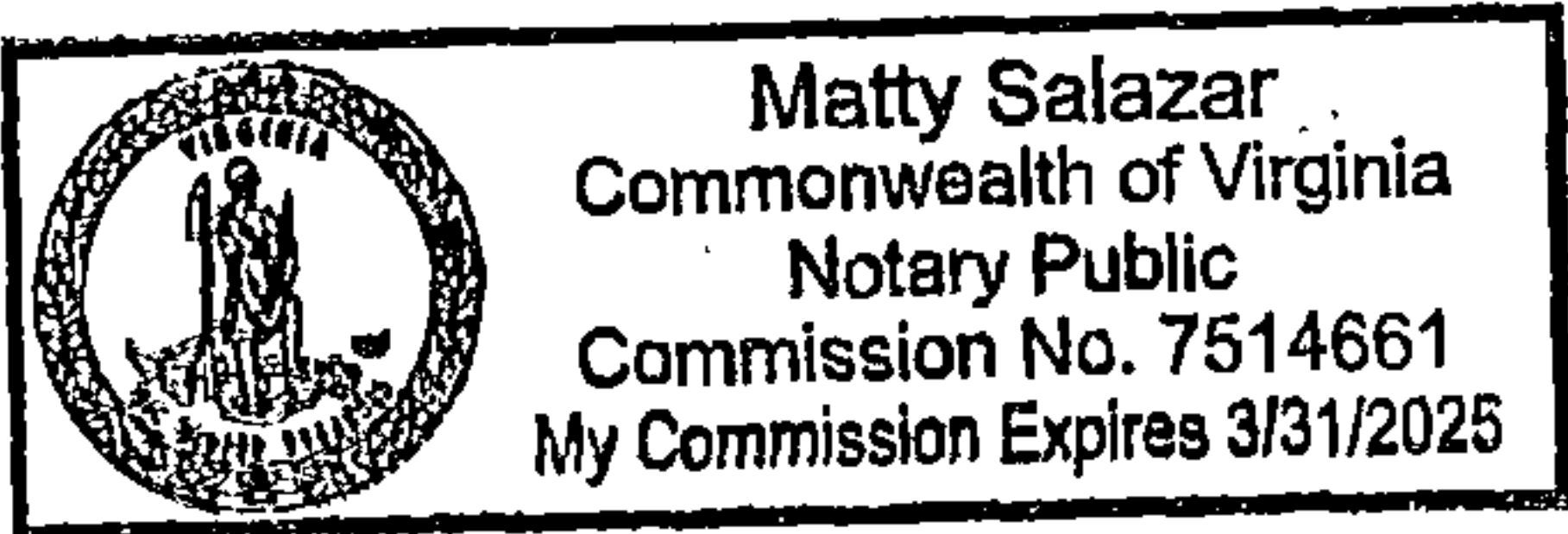
By: Shari Ballweg VP
SHARI BALLWEG, Vice-President

COMMONWEALTH OF Virginia
COUNTY OF Henrico

On the 15th day of August in the year 2024 before me, the undersigned, personally appeared SHARI BALLWEG, Vice-President, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the County of Henrico, State of Virginia.

WITNESS my hand and official seal,

Matty Salazar
MATTY SALAZAR
Notary Expires: 03/31/2025 #7514661
Henrico, Virginia



(This area for notarial seal)



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Exhibit A

A parcel of Right-of-Way being more particularly described as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle $126^{\circ}36'0''$ and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of $44^{\circ}37'01.11''$ and a radius of 1900 feet; thence run northwesterly and northeasterly along the arc of said curve for a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 1534.88 feet, being Point "A" for future reference; thence continue northeasterly along the last described course for a distance of 4.23 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southeasterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northwesterly side by a line lying 100 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course a distance of 43.70 feet, Being Point "B" for future reference; thence continue northeasterly on the last described course for a distance of 65 feet. At this point the Right-of-Way is bound on the northwesterly side by a line being 100 feet northwesterly of and perpendicular to this point and decreasing to 75 feet northwesterly of and perpendicular to a point 30 feet ahead along the following described line; thence continue northeasterly along the last described course for a distance of 30 feet to said point. At this point the Right-of-Way is bound on the northwesterly side by a line lying 75 feet northwesterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 63.01 to the Grantor's northeasterly property line and the end of this Right-of-Way.

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

All of said Right-of-Way lies in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and is part of Lot 4E according to A Resurvey of A Resurvey of Lot 4 A and 4 B of The Amended Map of Bentwood Estates as recorded in Map Book 24 Page 13 in the Probate Office of Shelby County and the Right-of-Way contains 0.274 acres, more or less



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Exhibit B

Lot 4E, according to the Amended Survey of Bentwood Estates Resurvey, as recorded in Map Book 24, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.