

20241118000357360 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
11/18/2024 01:40:05 PM FILED/CERT

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



PARTIAL DISCHARGE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****72PR "GRAVES" Shelby, Alabama
MIN #: 100248000200786580 SIS #: 1-888-679-6377

WHEREAS CHRISTOPHER GRAVES, UNMARRIED MAN ("Mortgagor") by Mortgage dated 09/22/2020 and recorded at the office of Probate Judge, Shelby, Alabama on 09/29/2020 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 20200929000438530 ("the Mortgage") mortgaged to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR GMFS, LLC ITS SUCCESSORS AND ASSIGNS ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgaged Premises") to secure payment of \$232,750.00 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 November 7th, 2024.


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR GMFS, LLC
ITS SUCCESSORS AND ASSIGNS
On November 7th, 2024

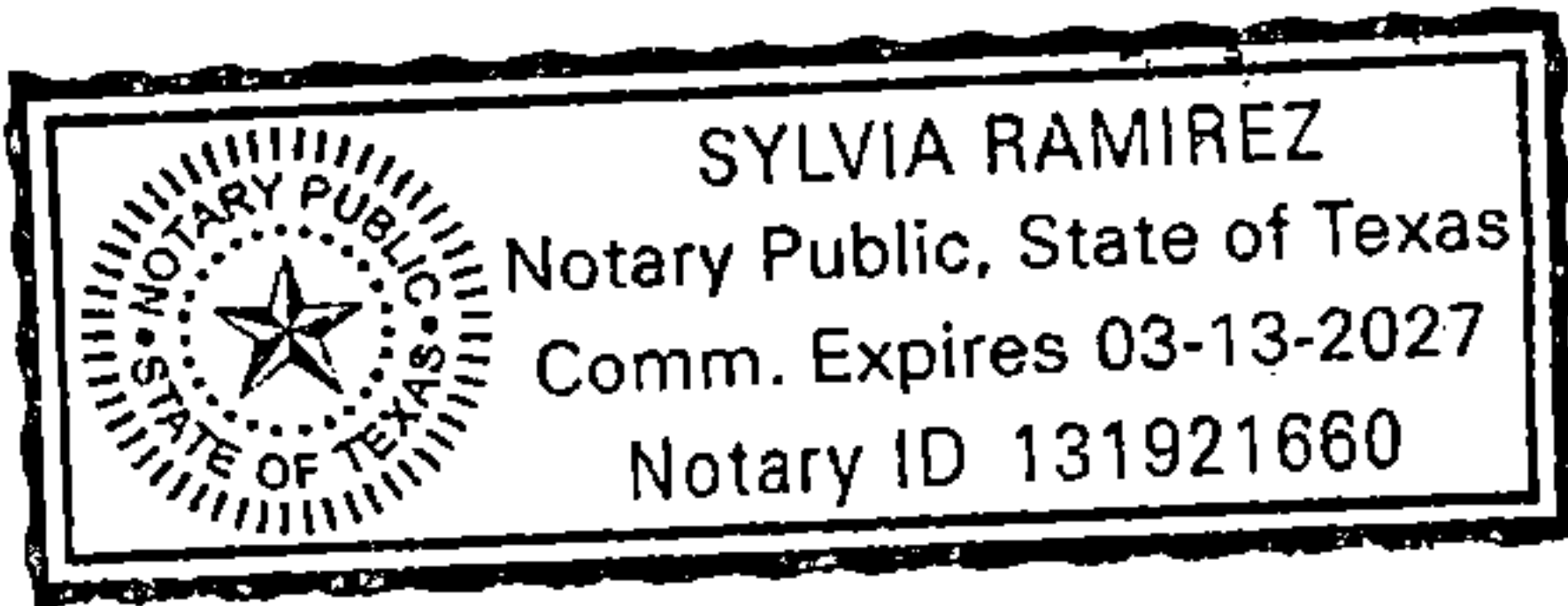
By: 
TSEDAL ALEMU, Vice-President

STATE OF Texas
COUNTY OF Denton

On November 7th, 2024, before me, SYLVIA RAMIREZ, a Notary Public in and for Denton in the State of Texas, personally appeared TSEDAL ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR GMFS, LLC 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



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Right-of-Way Parcel No.1

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 174.03 feet; thence turn an angle right $180^{\circ} 00' 00''$ and run northeasterly for distance of 100 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 35.34 feet for 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 lying 84 feet southeasterly of and parallel to the following described line; thence continue northeasterly along the arc of said curve for a distance of 112.57 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 194.10 feet, being Point "A" for future reference, thence continue northeasterly along the last described course for a distance of 48 feet, more or less, to a northwesterly projection of the Grantor's northeasterly property line and the end of this parcel of Right-of-Way.

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



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Right-of-Way Parcel No. 2

Commence at Point "A" as described in the Right-of-Way above; thence continue northeasterly along the aforementioned course and direction for a distance of 19.32 feet to an intersection with the proposed centerline of Old Caldwell Mill Road; thence turn an angle right $90^{\circ} 0' 0''$ and run southeasterly along the proposed centerline of Old Caldwell Mill Road for a distance of 84 feet for the Point of Beginning of a variable width Right-of-Way being bounded on the northeasterly side by the existing southerly right of way line of Old Caldwell Mill Road and being bounded on the southwesterly side by a line lying 60 feet southwesterly of and parallel to the following described line; thence continue southeasterly along the last described course for a distance of 14.87 feet to the point of beginning of a curve to the right having a central angle of $31^{\circ} 36' 19.70''$, a radius of 400 feet, and an arc length of 220.65 feet; thence run southeasterly along the arc of said curve for a distance of 71.13 feet. At this point the Right-of-Way is bounded on the southwesterly side by a line being 60 feet southwesterly of and perpendicular to this point, and decreasing to 30.16 feet southwesterly of and perpendicular to a point 31.12 feet ahead, along the following described line; thence continue southeasterly along the previously described course and arc of said curve for a distance of 31.12 feet to the end of said Right-of-Way.

Both parcels of Right-of-Way are part of Lot 2, according to Butte Woods Ranch add to Altadena, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama, and are located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and the Right-of-Way contains 0.418 acres more or less.