

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 #:*****21PR "GANDY" Shelby, Alabama
MIN #: 100459100007849864 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS SETH GANDY AND JESSICA GANDY, HUSBAND AND WIFE ("Mortgagor") by Mortgage dated 02/21/2023 and recorded at the office of Probate Judge, Shelby, Alabama on 02/27/2023 as Instrument No.: 20230227000052570 ("the Mortgage") mortgaged to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgaged Premises") to secure payment of \$586,068.00 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 July 23rd, 2025.

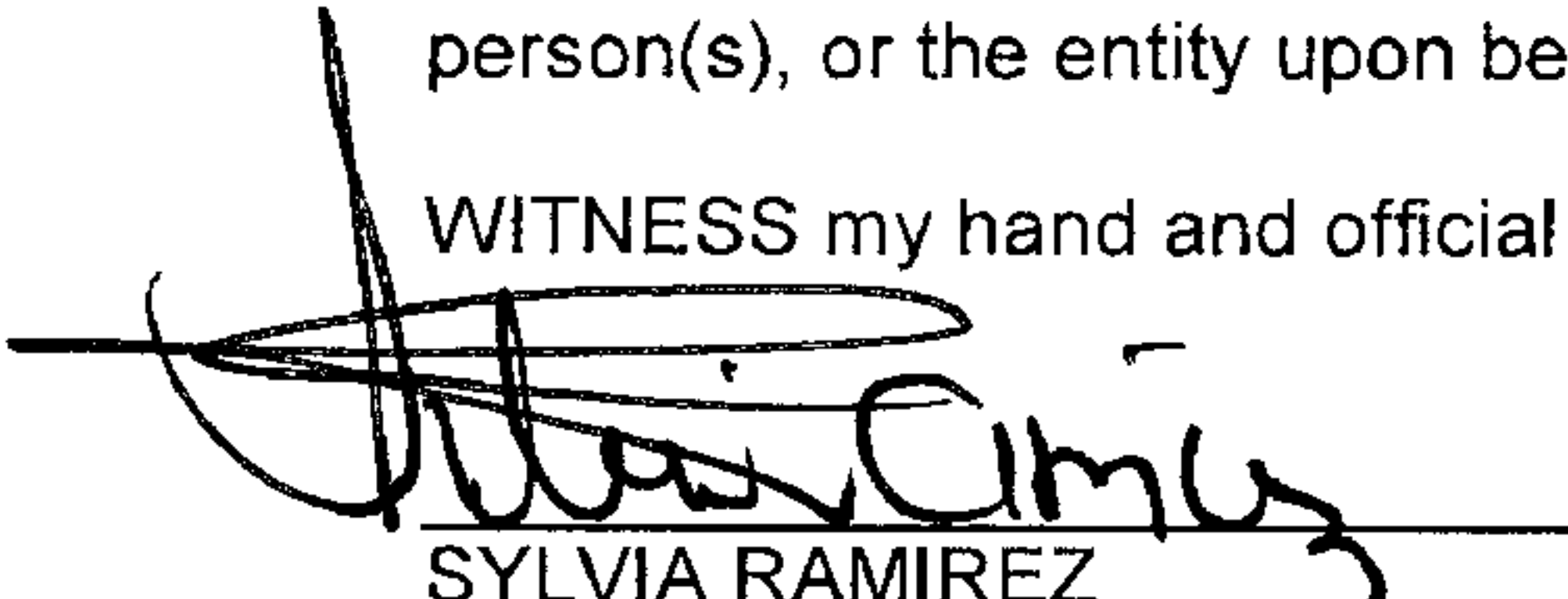
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FBC
MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS
On July 23rd, 2025

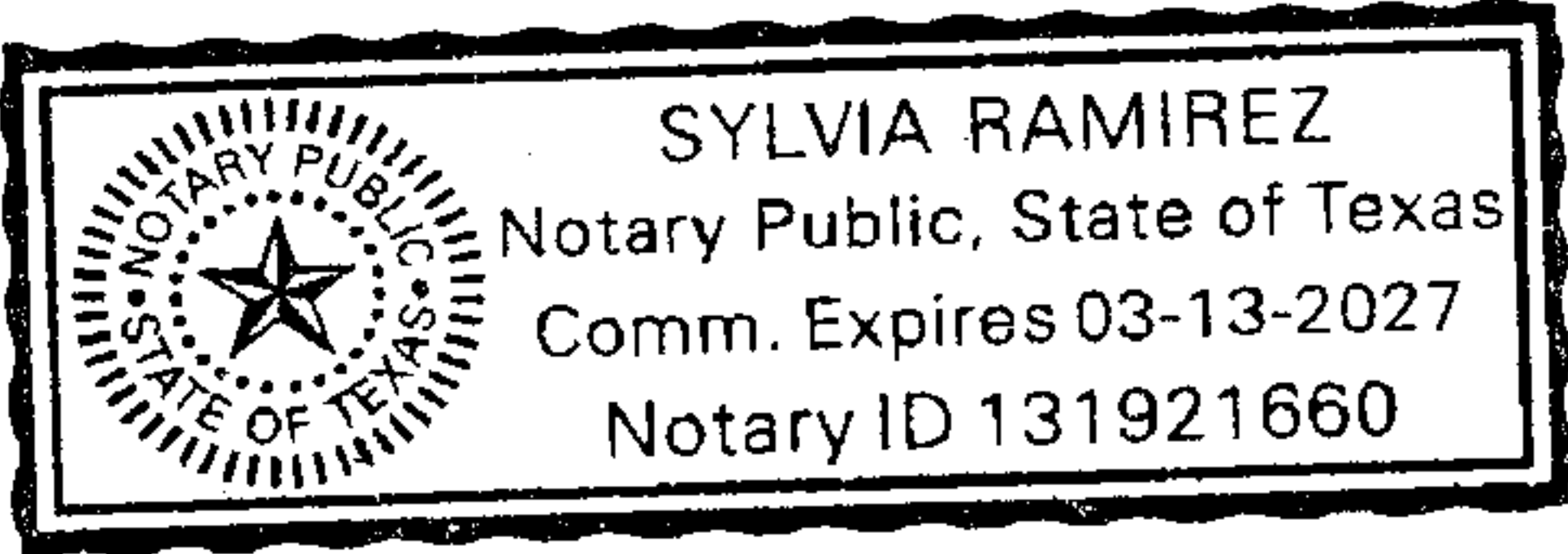
By: 
TEREFE TEKLE, Vice-President

STATE OF Texas
COUNTY OF Dallas

On July 23rd, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TEREFE TEKLE , Vice-President of MERS FBC MORTGAGE, LLC, 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: Kelli Thompson, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 1-888-480-2432

EXHIBIT A

A Parcel of land to be known as Lot 2 of Mustard Seed Mountain, being more particularly described as follows:

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N87°17'06"W a distance of 547.66' to the POINT OF BEGINNING; thence continue N87°17'06"W a distance of 339.45'; thence N19°52'39"W a distance of 711.37' to the Southeasterly R.O.W. line of Shelby County Highway 12, AKA Spring Creek Road; thence N42°29'06"E and along said R.O.W. line a distance of 75.15'; thence S38°26'13"E and leaving said R.O.W. line a distance of 66.70'; thence S51°54'37"E a distance of 26.76'; thence S26°52'39"E a distance of 335.38'; thence S40°18'20"E a distance of 488.56' to the POINT OF BEGINNING.

Said Parcel containing 3.00 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2025 08:17:36 AM
\$25.00 JOANN
20250724000224260

Allie S. Boyd