

Recording Requested By:
M&T Bank

When Recorded Return To:

Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

RELEASE OF MORTGAGE

M&T Bank#: 4000132300 "MILLER" R31/675 0232172051 1660502573 Shelby, Alabama

MIN #:100392411205520805 MERS Corporate Phone Number: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS, that LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT , hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by SCOTT H MILLER AND MARY A MILLER, HUSBAND AND WIFE to secure payment of the principal sum of \$255,290.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 03-30-2020 Recorded: 03-30-2020 as Instrument No. 20200330000124690, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged.
-LOAN MODIFICATION AGREEMENT Dated: 12-17-2021 Recorded: 03-11-2022 as Instrument No. 20220311000101050, Book/Reel/Liber N/A, Page/Folio N/A, between SCOTT H MILLER AND MARY A MILLER, HUSBAND AND WIFE and LAKEVIEW LOAN SERVICING, LLC BY ITS ATTORNEY-IN-FACT M&T BANK in the amount of \$207,085.77

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

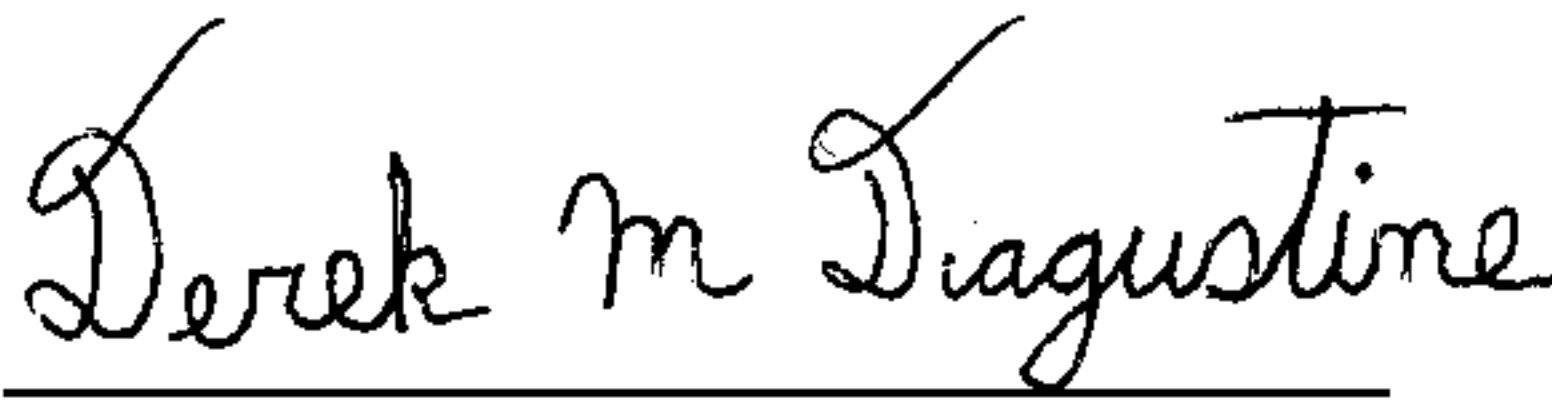
LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT
POA: 2/22/2017 in Instrument No.: 20170222000062950
On July 25th, 2025

By: 
Alan Myers, Vice President

STATE OF New York
COUNTY OF Erie

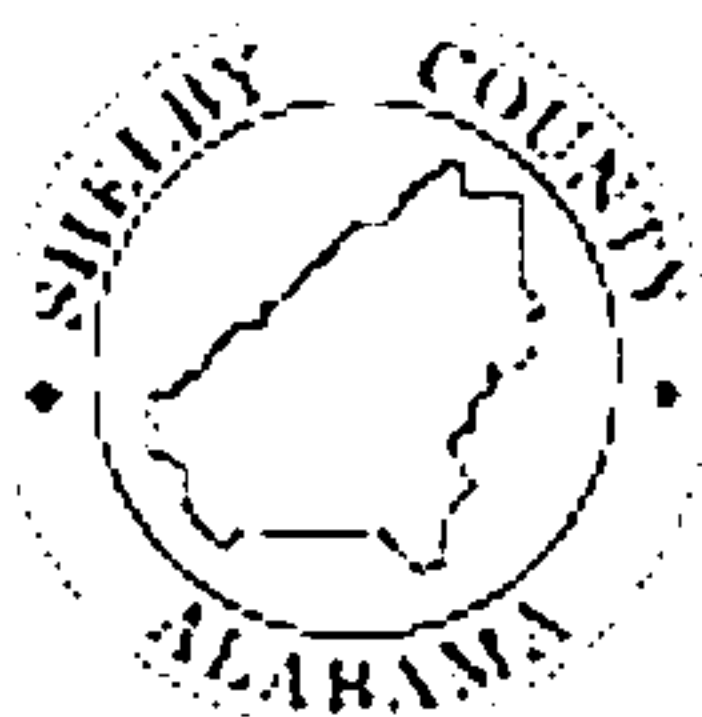
On the 25th day of July in the year 2025 before me, the undersigned, personally appeared Alan Myers, Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) 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.

WITNESS my hand and official seal,


Derek M Dagustine
Notary Public State of New York
Notary Expires: 12/13/2025 #01DA6426500
Qualified in Erie County

DEREK M DAGUSTINE
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DA6426500
COMM. EXP. 12/13/2025

Prepared By: Gloria J. Dishman, M&T Bank 1 Fountain Plaza, 7th Floor Buffalo, NY, 14203 (800) 724-2224



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/25/2025 12:49:14 PM
\$23.00 KELSEY
20250725000226520

