

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#: 4000159154 "FARMER," R31/812 0232498456 1660500991 1660500991 Shelby, Alabama

**MIN #:100392411205297354 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 SHELIA LYNN FARMER, AN UNMARRIED WOMAN to secure payment of the principal sum of \$72,659.00 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: 04-09-2020 Recorded: 04-16-2020 as Instrument No. 20200416000148920, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged. -LOAN MODIFICATION AGREEMENT Dated: 02-10-2022 Recorded: 05-26-2022 as Instrument No. 20220526000213350, Book/Reel/Liber N/A, Page/Folio N/A, between SHELIA LYNN FARMER, AND GREG PEPPERS, WIFE AND HUSBAND and LAKEVIEW LOAN SERVICING, LLC in the amount of \$62,580.62

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).

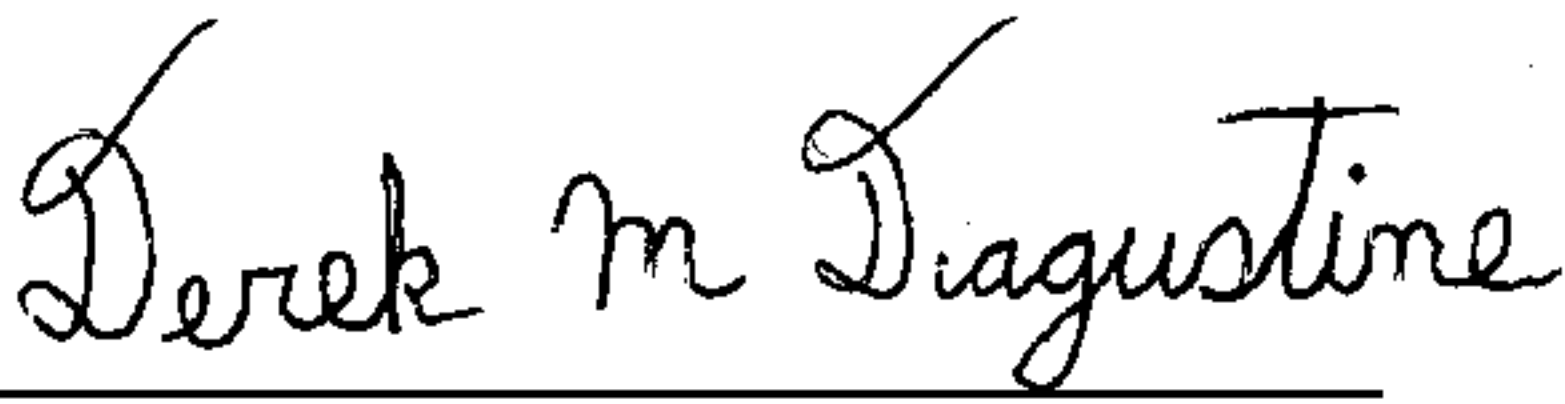
LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
POA: 2/22/2017 in Instrument No.: 20170222000062950  
On July 28th, 2025

By:   
Alan Myers, Vice President

STATE OF New York  
COUNTY OF Erie

On the 28th 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**  
**07/28/2025 11:49:03 AM**  
**\$23.00 BRITTANI**  
**20250728000228350**

