

STATE OF ALABAMA )  
SHELBY COUNTY )

**PARTIAL RELEASE OF MORTGAGE  
MIN #100245900005950054**

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS, the owner and holder of the indebtedness secured by that certain mortgage executed by Shawn Paul Stegall and Pamela M. Stegall to Ark-La-Tex Financial Services, dated June 24, 2024, recorded in Instrument #20240628000195200 in the probate office of Shelby County, Alabama, does hereby release the property described on Exhibit A hereto, which is incorporated herein as if set out in full, from the lien and operation of the aforesaid mortgage.

This Partial Release of Mortgage shall in no way affect the indebtedness or remaining property described or referred to in the aforesaid mortgage, and, as to such indebtedness and remaining property, the aforesaid mortgage shall remain in full force and effect.

"MERS" is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument.

MERS is organized and existing under the laws of Delaware, and has an address and telephone number of 1901 E Voorhees Street, Suite C, Danville, IL 61834, P.O. Box 2026, Flint, Michigan 48501-2026, tel. (888) 679-MERS.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS**

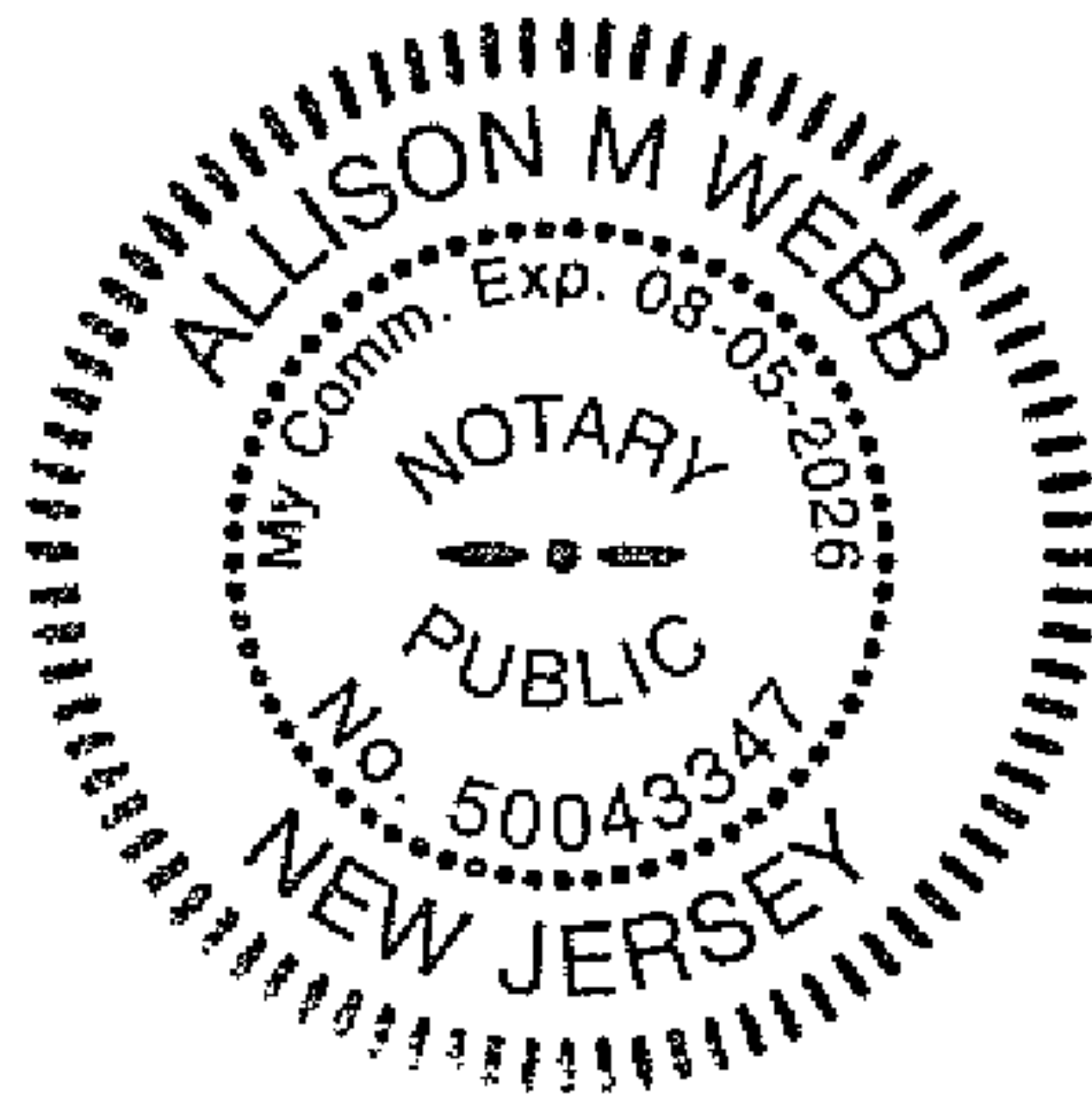
Rose M. Roldan (Signature)

By: Rose M. Roldan(Printed Name)  
Its: Assistant Secretary

STATE OF NEW JERSEY)  
COUNTY OF BURLINGTON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rose M Roldan**, whose name appears as Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof he/she executed the same as such Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of July, 2025.



Allison M. Webb  
Notary Public  
My Commission Expires: 8/5/26

Allison M. Webb  
Notary Public  
New Jersey  
My Comm. Exp. 08-05-2026

**Exhibit A**

**A part of the NE ¼ of NE ¼, Section 28, Township 20S, Range 3W, identified as Tract No. 3 on the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project in Shelby County, Alabama and being more fully described as follows:**

A portion of Lot 23, according to the final plat of Somerset Phase 2, as recorded in Map Book 32, Page 142, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows;

Commencing at a 5/8" rebar marking the Southeast corner of said Lot 23: thence along the South line of said lot 23 S 89°13'37" W a distance of 50.92 feet to the Point of Beginning; thence S 89°13'37" W a distance of 14.96 feet; thence around a curve to the left having a radius of 5769.90 feet, an arc length of 15.04 feet, and subtended by a chord bearing and distance of N 03°30'46" E, 15.04 feet; thence N 03°30'46" E a distance of 20.25 feet; thence N 03°23'16" E a distance of 84.55 feet; thence N 89°20'49" E a distance of 15.17 feet; thence around a curve to the right having a radius of 10155.00 feet, an arc length of 119.83, and subtended by a chord bearing and distance of S 03°31'33" W, 119.82 feet; to the Point of Beginning. Said area contains 0.042 acres more or less.

Instrument prepared by:

Martin W. Evans, Esq.  
EVANS & EVANS LAWYERS, LLC  
2001 Park Place North, Suite 540  
Birmingham, AL 35203



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/15/2025 12:40:20 PM  
\$29.00 BRITTANI  
20250815000251020**

*Allen S. Bayl*