

20210827000417570  
08/27/2021 08:37:09 AM  
REL 1/1

**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 0505526807

PREPARED BY: REGINA HUCKABY  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402, PH. 208-528-9895



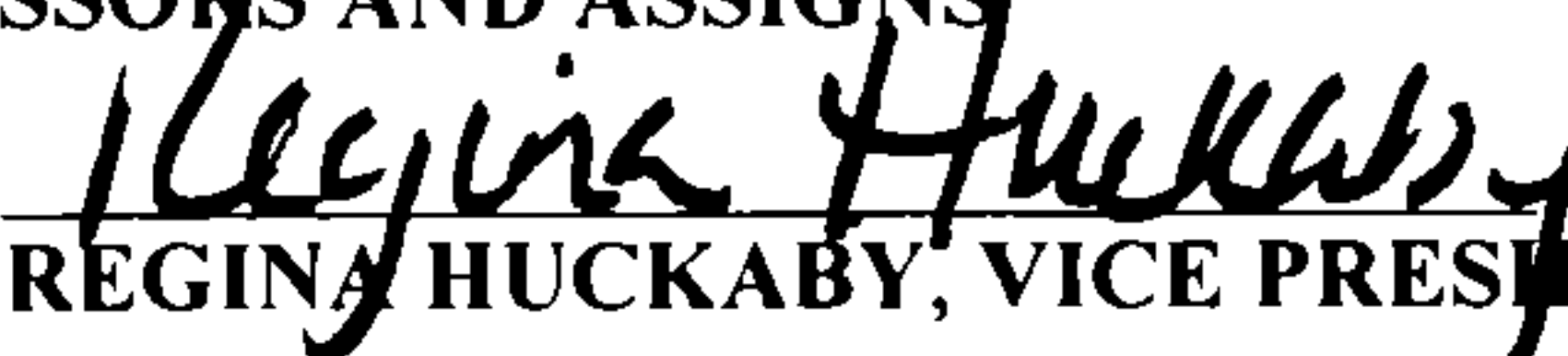
## RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated MARCH 08, 2021 executed by CHRISTOPHER NIX AND JENNIFER NIX, HUSBAND AND WIFE CHRISTOPHER NIX IS ONE AND THE SAME AS CHRISTOPHER W. NIX, JENNIFER NIX IS ONE AND THE SAME AS JENNIFER MCCLURE NIX, Mortgagor, located at 416 FOREST HILLS PL, ALABASTER, AL 35007, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS, Original Mortgage, and recorded on MARCH 25, 2021 as Instrument No. 20210325000150470 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

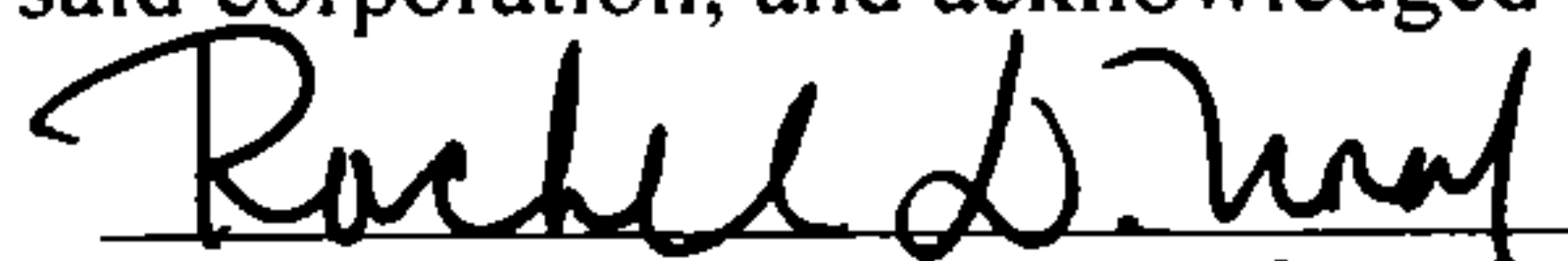
### AS DESCRIBED IN SAID MORTGAGE

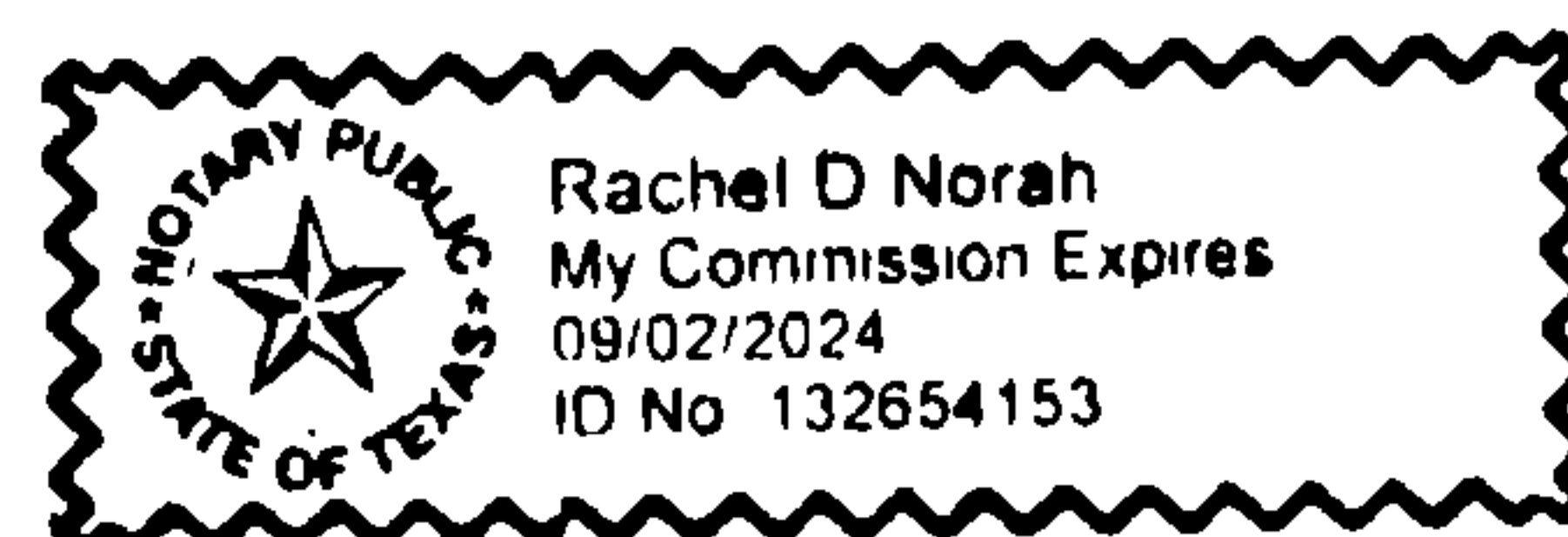
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 12, 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS

  
REGINA HUCKABY, VICE PRESIDENT

STATE OF TEXAS      COUNTY OF DALLAS    ) ss.

On AUGUST 12, 2021, before me, RACHEL D. NORAH, personally appeared REGINA HUCKABY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
RACHEL D. NORAH (COMM. EXP. 09/02/2024)  
NOTARY PUBLIC



POD: 20210806  
FS8090112IM - LR - AL



Page 1 of 1

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/27/2021 08:37:09 AM  
\$24.00 CHERRY  
20210827000417570



MIN: 100052550552680711

MERS PHONE: 1-888-679-6377

