

**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 0440947839



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 10:01:09 AM  
\$22.00 KIMBERLY  
20220304000089670

*Allie S. Bayl*

PREPARED BY: NATALIE FELT  
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 FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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 JULY 07, 2020 executed by RICKY LEE NIX, JR. AND TORIE RINEHART, ALSO KNOWN AS TORIE RINEHART NIX HUSBAND AND WIFE, Mortgagor, located at 103 PARADISE WAY, WILSONVILLE, AL 35186, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JULY 14, 2020 as Instrument No. 20200714000292170 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

### AS DESCRIBED IN SAID MORTGAGE

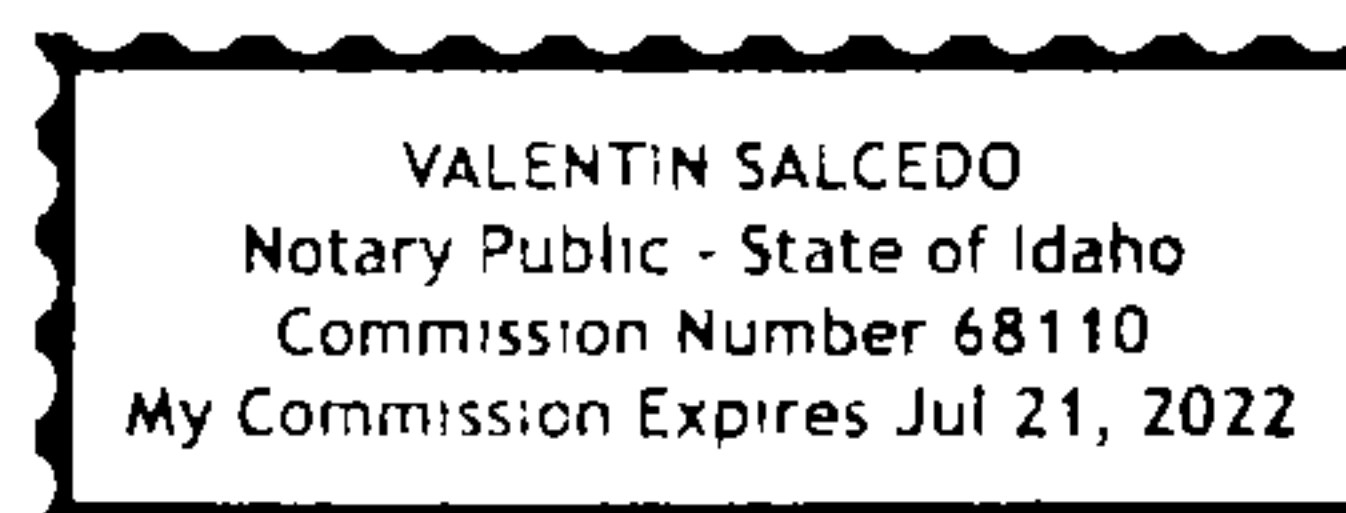
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 01, 2022. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

*Natalie Felt*  
NATALIE FELT, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MARCH 01, 2022, before me, VALENTIN SALCEDO, personally appeared NATALIE FELT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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.

*Valentin Salcedo*  
VALENTIN SALCEDO (COMM. EXP. 07/21/2022)  
NOTARY PUBLIC



POD: 20220217

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MERS PHONE: 1-888-679-6377