

When Recorded Return To:
Cenlar FSB C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2023 12:50:14 PM
\$24.00 PAYGE
20230911000273560

Allen S. Bayl

ASSIGNMENT OF MORTGAGE

Regarding this instrument, contact Cenlar FSB. 425 Phillips Blvd, Ewing, NJ 08618, telephone # 1-800-223-6527, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all liens and any rights due or to become due thereon to CMG MORTGAGE, INC., WHOSE ADDRESS IS 3160 CROW CANYON ROAD SUITE 400, SAN RAMON, CA 84583 (888)262-0450, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE),.

Said Mortgage dated 01/05/2021, made by BEVERLY A HEARN AN UNMARRIED WOMAN AND CHARLES MARK HEARN A MARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS and recorded in Real Property in Mortgage Instrument # 20210111000016540 of the records in the office of the Judge of Probate of SHELBY County, Alabama.

IN WITNESS WHEREOF, this Assignment is executed **this 11th day of September in the year 2023.** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

Mary Mojica

MARY MOJICA
VICE PRESIDENT

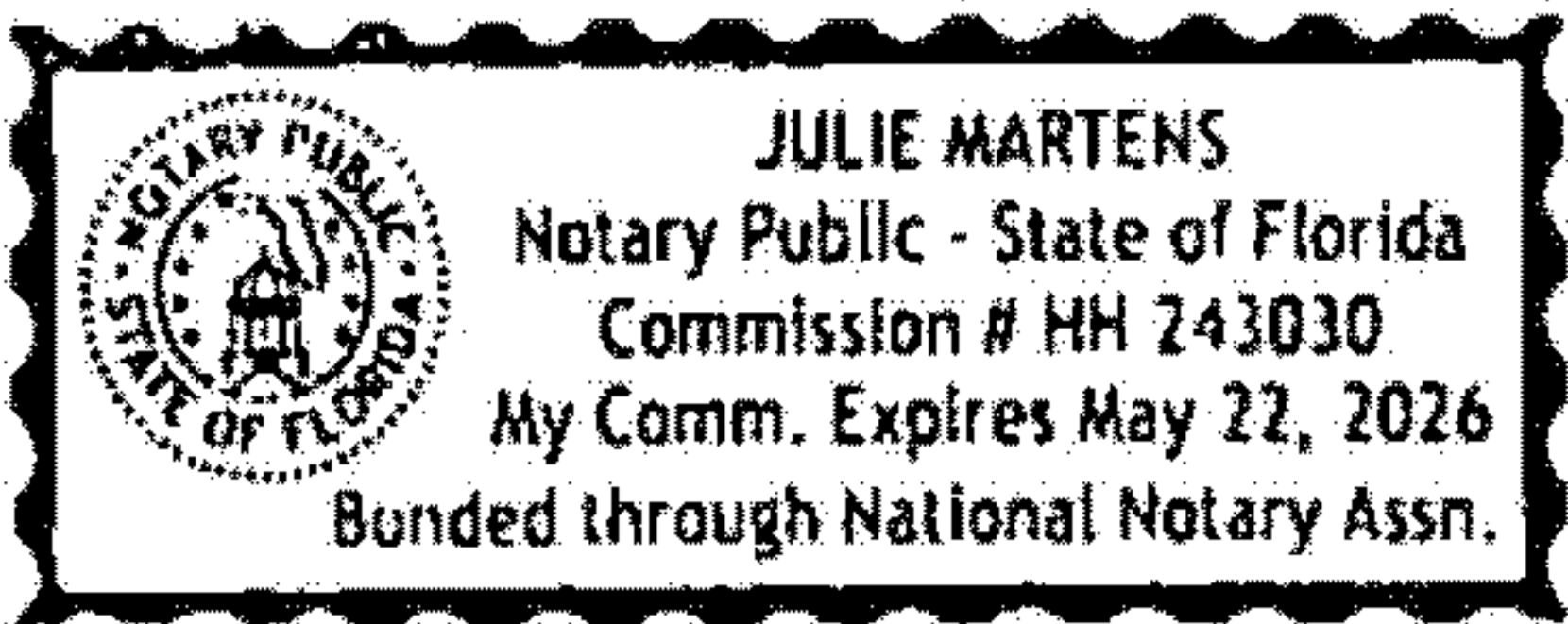
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 11th day of September in the year 2023, by Mary Mojica as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens

JULIE MARTENS
COMM EXPIRES: 5/22/2026



Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CENAV 439059786 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) DEFAULT
MIN 100499900000102647 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T112309-08:41:36 [C-1] EFRMAL1

