

20240104000002910
01/04/2024 08:12:09 AM
REL 1/2

RELEASE PREPARED BY
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906

AFTER RECORDING RETURN TO:

DOC SOLUTIONS ATTN: REGINA MONTS / LORI LOWE 2316 SOUTHMORE AVE PASADENA, TX
77502

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Loan #: 3148817-ER



* 1 4 4 2 7 9 1 *

MIN: 100940000097415211

MERS Telephone No. 1-888-679-6377

ALABAMA RELEASE OF MORTGAGE

In consideration of the debt therein named, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, the current Mortgagee, does hereby release and cancel the Mortgage dated 3/11/2020 made by IRVING D. FOSTER, JR. AND DELLA J. FOSTER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERICAN ADVISORS GROUP, its successors and assigns in the amount of \$321,000.00 and which was recorded on 3/16/2020 at Instrument No. 20200316000103430 of the Records of SHELBY County, State of Alabama.

Executed this _____ day of _____, JAN 02 2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns

By: Lauren Allward

Name: Lauren Allward
Title: ASSISTANT SECRETARY

STATE OF MICHIGAN

COUNTY OF CLINTON

Lauren Allward

Before me, the undersigned officer, on this day, personally appeared _____ the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JAN 02, 2024.

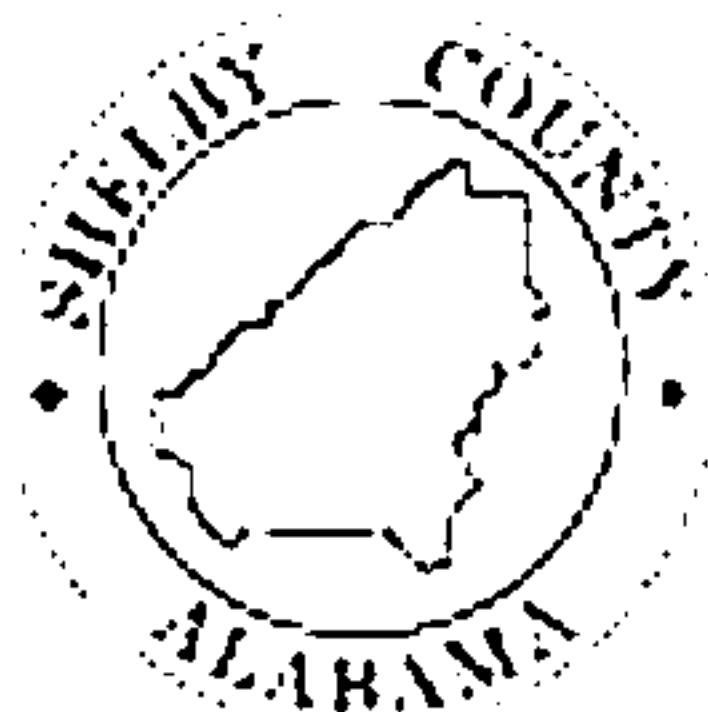
Patricia C. Ling
NOTARY PUBLIC

For Notary Seal:

PATRICIA C. LING
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires January 31, 2024
Acting in the County of Clinton

Mortgage Funding date 3/11/2020 in the amount of \$321,000.00
Property Address: 331 Creekside LN, Pelham, AL 35124

ADDRESS:
P.O. Box 2026, Flint, MI 48501-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2024 08:12:09 AM
\$25.00 BRITTANI
20240104000002910

Allen S. Bayl