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02/22/2024 09:19:13 AM  
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**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 5773802749



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/22/2024 09:19:13 AM  
\$22.00 PAYGE  
20240222000045760

*Allen S. Beyl*

PREPARED BY: TRACY ALBERTSON  
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 CADENCE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied 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 22, 2013 executed by JOHN H SHERMAN III AND TERRY SHERMAN TERRY SHERMAN IS ONE AND THE SAME PERSON AS TERRY A. SHERMAN, HUSBAND AND WIFE, Mortgagor, located at 5017 SHANDWICK CIR, BIRMINGHAM, AL 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CADENCE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on APRIL 01, 2013 as Instrument No. 20130401000134730 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

### AS DESCRIBED IN SAID MORTGAGE

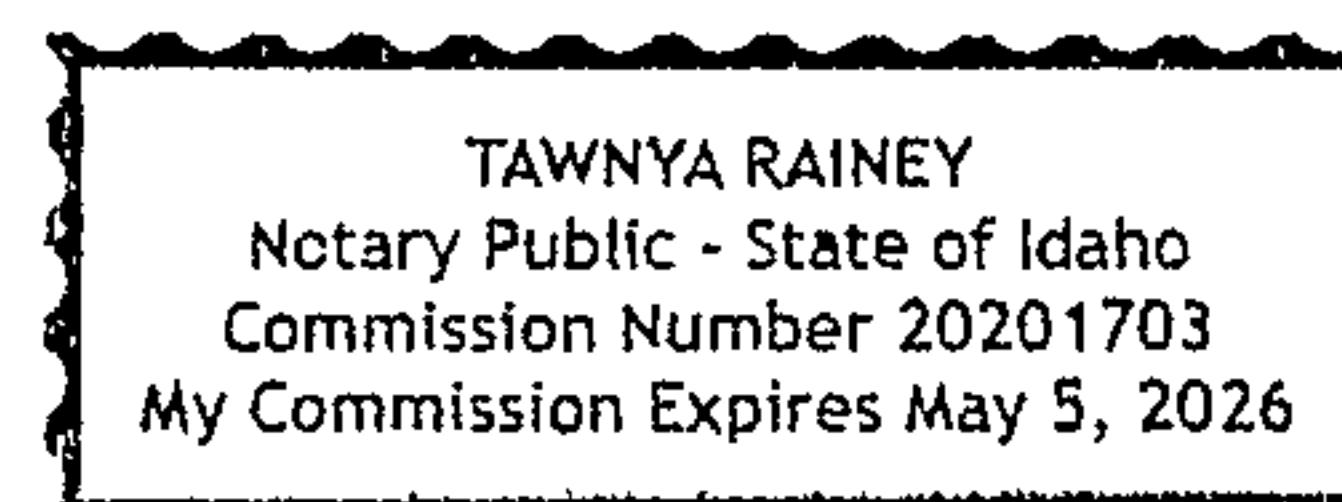
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 21, 2024.  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE

*Tracy Albertson*  
TRACY ALBERTSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On FEBRUARY 21, 2024, before me, TAWNYA RAINEY, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE 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.

*Tawnya Rainey*  
TAWNYA RAINEY (COMM. EXP. 05/05/2026)  
NOTARY PUBLIC



POD: 20240212  
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MIN: 100084100618063403

MERS PHONE: 1-888-679-6377