

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 5776333414

PREPARED BY: ASHLEY RYDALCH
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 SYNOVUS MORTGAGE CORP., 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 JANUARY 27, 2017 executed by HOWARD DABNEY PHILLIPS, AN UNMARRIED MAN AND DONALD W. PHILLIPS, A MARRIED MAN, Mortgagor, located at 664 11TH STREET NW, ALABASTER, ALABAMA 35007, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SYNOVUS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JANUARY 30, 2017 as Instrument No. 20170130000036090 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

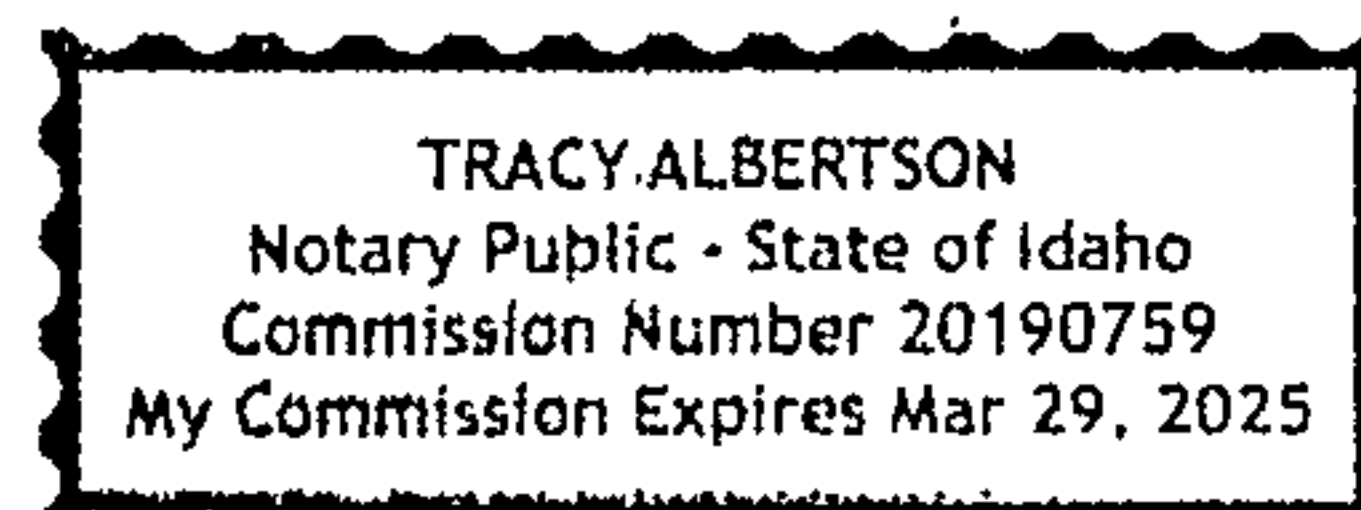
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 13, 2024.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE


ASHLEY RYDALCH, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MARCH 13, 2024, before me, TRACY ALBERTSON, personally appeared ASHLEY RYDALCH 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.


TRACY ALBERTSON (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20240307
AB8030122IM - LR - AL



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MIN: 100085615001571596

Filed and Recorded MERS PHONE: 1-888-679-6377
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2024 12:04:25 PM
\$22.00 JOANN
20240314000070160

