

Return to:  
BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108

Prepared by:  
George Vaughn, Esquire\*  
c/o BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108

PROPERTY ADDRESS: 951 SAVANNAH LANE, CALEBA, AL 35040  
PARCEL # 22 9 31 1 004 063 000 **RELEASE OF LIEN**

By the Mortgage dated 1/26/2006 recorded on 2/15/2006 at Instrument No. 20060215000076510 in the Records of Shelby County, Alabama, Timika L. Thomas, an unmarried woman ("Owner") did grant and convey to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for COUNTRYWIDE HOME LOANS, INC., the original lender, certain property ("Mortgaged Property") in order to secure the payment of certain indebtedness described in the Mortgage ("Indebtedness"), including the Promissory Note in the original principal amount of \$141,300.00, bearing interest as provided by its terms, executed by Owner and payable to the order of Lender, as it may have been renewed, extended, amended, or supplemented from time to time. The Mortgage has been assigned to The Bank of New York Mellon fka the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-4 with an address of 101 Barclay St. 8W, New York, NY 10286 ("Lender").

Lender is the sole legal and equitable owner and holder of the Indebtedness.

Owner has paid the Indebtedness in full.

Owner has requested and Lender has agreed to release the Mortgaged Property from the lien of the Mortgage and to acknowledge that on the recording of this Release of Lien all obligations under the Mortgage will be void and of no effect.

In consideration of the recitals and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lender RELEASES, REMISES, CANCELS, and SURRENDERS to Owner or its successors, heirs, personal representatives, or assigns all of the right, title, interest, and estate in and to the property described in the attached Exhibit A that Lender has or may be entitled to by virtue of the lien created under the Mortgage, and declares that the right, title, interest, and estate in and to the property are fully released and discharged from the Mortgage and from any and all other liens, rights, claims, and security interests securing the Indebtedness held by Lender. Lender acknowledges that on the recording of this Release of Lien all obligations under the Mortgage will be void and of no effect.

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[Signature Page Follows]

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EXECUTED as of May 2, 2017.

LENDER:

The Bank of New York Mellon fka the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-4  
By NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Attorney In Fact

By: [Signature]  
Printed Name: Joel Fowler  
Title: AVP

ACKNOWLEDGMENT

STATE OF SC )  
COUNTY OF Greenville )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Joel Fowler New Penn Financial LLC DBA Shellpoint on behalf of Mortgage Servicing, to me known, and is the person who executed the foregoing instrument on behalf of New Penn Financial LLC DBA Shellpoint Mortgage Servicing and acknowledged that he/she executed the same as a free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, this 2 day of May, 2017.

[Signature]  
Notary Public

My Commission Expires: 3/2/27



Prepared under and with review by a licensed attorney in this state (without the benefit of title review). The preparer has not had contact with or provided advice to any party to this transaction. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this document should be sent to: BCHH, Inc., 181 Montour Run Road, Coraopolis, PA 15108.

EXHIBIT A  
(Legal Description)

Lot 23, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45,  
in the Probate Office of Shelby County, Alabama.

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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/08/2018 10:39:31 AM  
\$21.00 CHERRY  
20180308000075410

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.