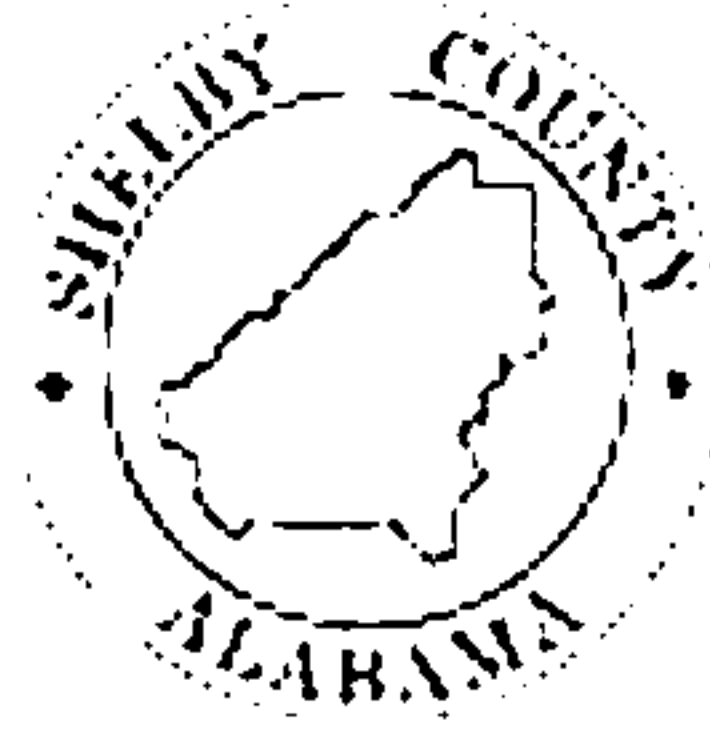


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ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0099661084



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2020 08:57:44 AM
\$22.00 MISTI
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Allen S. Bayl

PREPARED BY: SEREIA DUNCAN
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 FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey 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 JULY 29, 2017 executed by JAMES E. PHILLIPS, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SUZANNE B. PHILLIPS WHO DIED JANUARY 26, 1991, Mortgagor, located at 1216 DAVID DR, PELHAM, AL 35124, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 11, 2017 as Instrument No. 20170811000290540 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

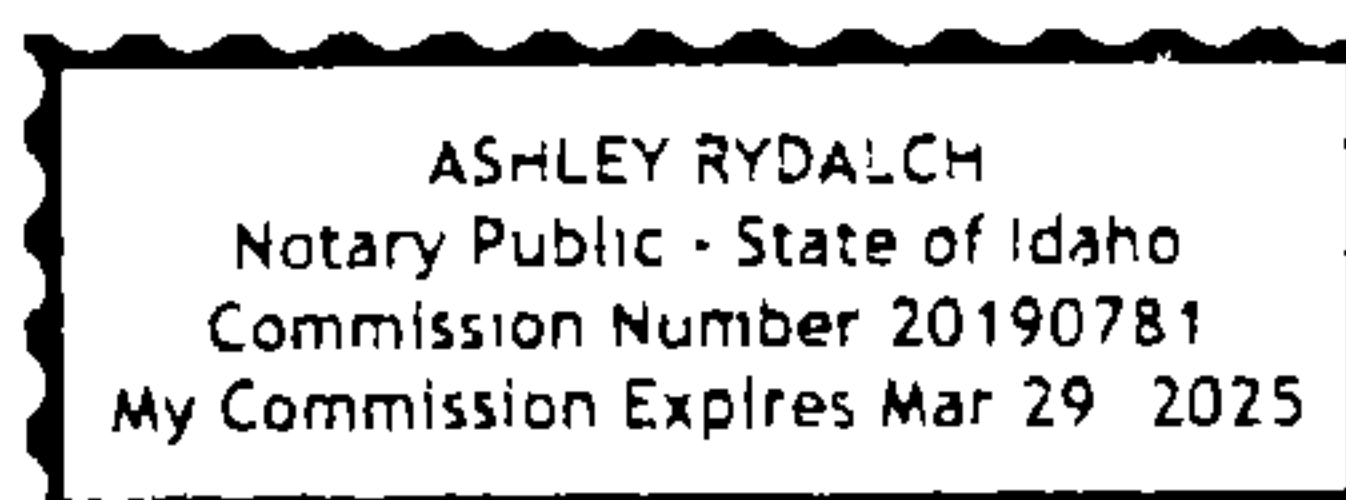
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 08, 2020.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

Sereia Duncan
SEREIA DUNCAN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 08, 2020, before me, ASHLEY RYDALCH, personally appeared SEREIA DUNCAN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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.

Ashley Rydalch
ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20200623
FM8020113IM - LR - AL

