



**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 0440804907

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2021 12:02:45 PM  
\$22.00 JESSICA  
20210104000001730

*Allen S. Bayl*

PREPARED BY: TERESA M. ROBINSON  
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

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## RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT 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 APRIL 27, 2018 executed by JEFFREY B DUNCAN, A MARRIED MAN AND WIFE, AMY L. CHRISTY DUNCAN, Mortgagor, located at 2004 WOODSORREL DR, HOOVER, AL 35244, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MAY 02, 2018 as Instrument No. 20180502000148780 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

### AS DESCRIBED IN SAID MORTGAGE

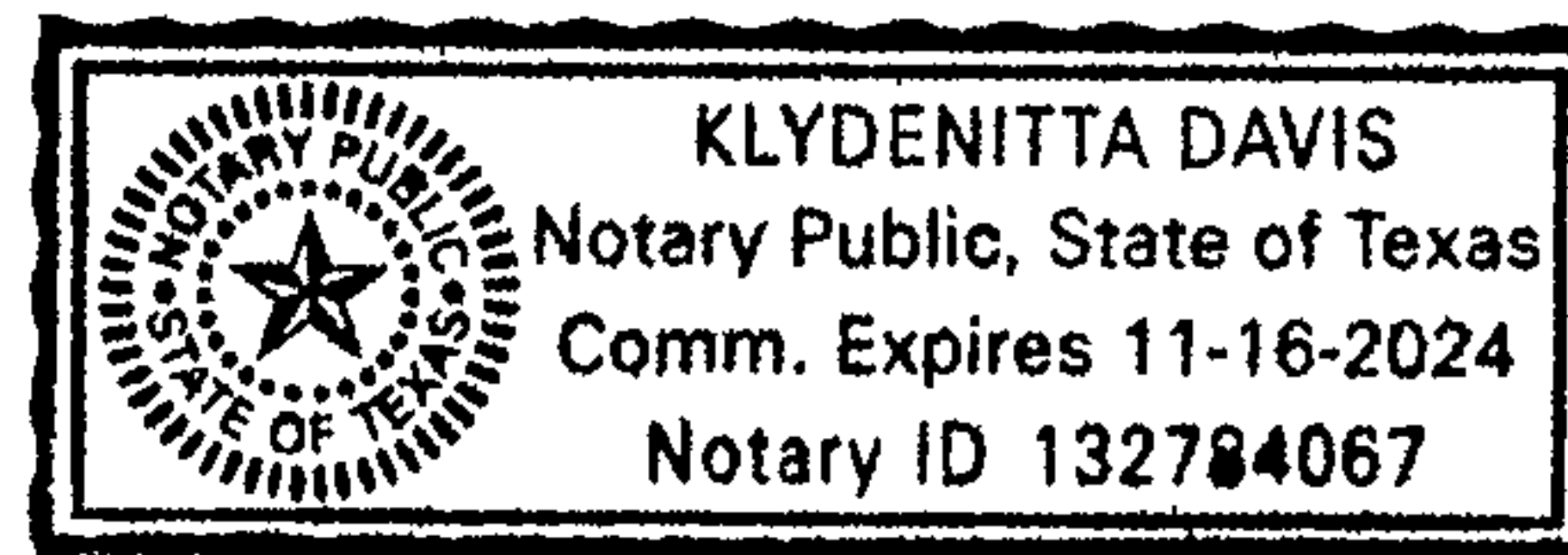
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 10, 2020. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

*Teresa M. Robinson*  
TERESA M. ROBINSON, VICE PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS ) ss.

On DECEMBER 10, 2020, before me, KLYDENITTA DAVIS, personally appeared TERESA M. ROBINSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS 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.

*Klydenitta Davis*  
KLYDENITTA DAVIS (COMM. EXP. 11/16/2024)  
NOTARY PUBLIC



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Page 1 of 1



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MERS PHONE: 1-888-679-6377