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03/01/2021 02:19:04 PM
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ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0114992209

PREPARED BY: ANGELA M. FREEMAN
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 MAGNOLIA BANK, INC., 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 JUNE 05, 2020 executed by JAMES B TATE, A SINGLE MAN, Mortgagor, located at 1605 WINGFIELD DR, BIRMINGHAM, AL 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MAGNOLIA BANK, INC., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 12, 2020 as Instrument No. 20200612000241120 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.


AS DESCRIBED IN SAID MORTGAGE

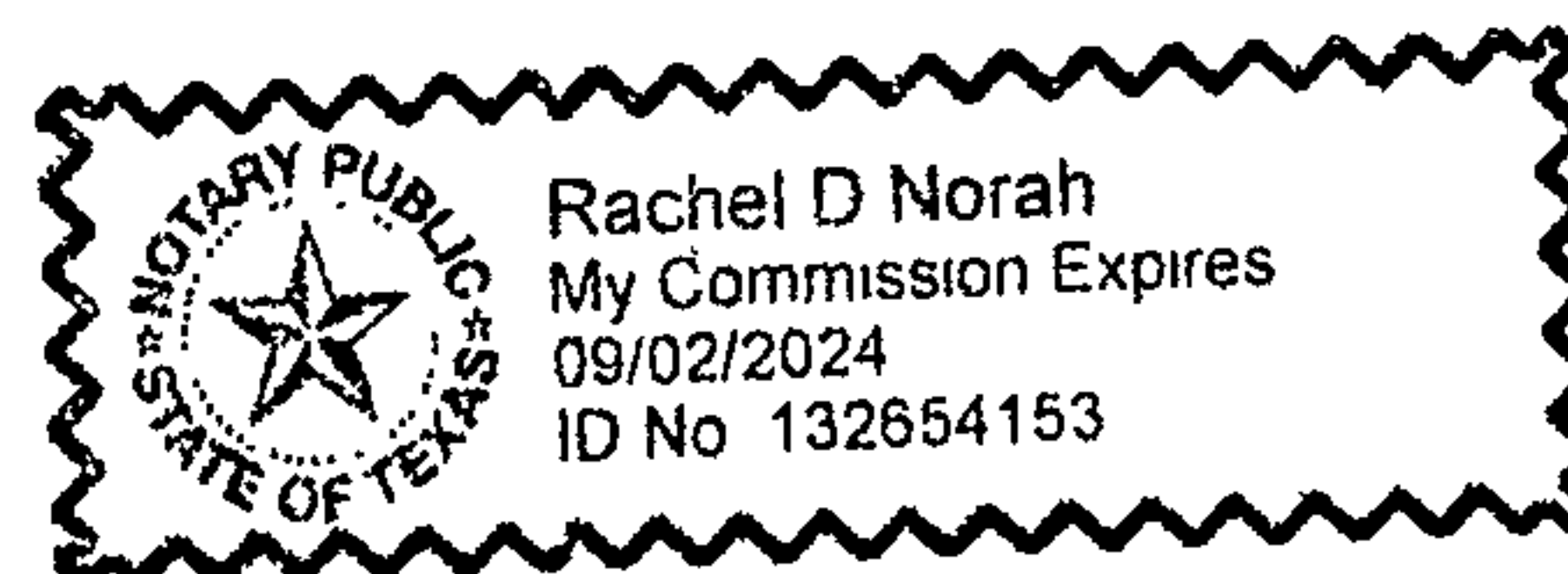
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 24, 2021.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE



ANGELA M. FREEMAN, VICE PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS) ss.

On FEBRUARY 24, 2021, before me, RACHEL D. NORAH, personally appeared ANGELA M. FREEMAN 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.


RACHEL D. NORAH (COMM. EXP. 09/02/2024)
NOTARY PUBLIC



POD: 20210216
FM8020113IM - LR - AL


Page 1 of 1


MIN: 100818200100304027
MERS PHONE: 1-888-679-6377



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 02:19:04 PM
\$22.00 CHERRY
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Allen S. Bayl