

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0021450747

20210413000184080
04/13/2021 11:27:45 AM
REL 1/1

PREPARED BY: EMILY POTTLE
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 ADVANCE MORTGAGE & INVESTMENT CO. OF NORTH FL, 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 FEBRUARY 05, 2007 executed by GIAO TRAN NGUYEN AND CONNIE LINDSEY NGUYEN, HUSBAND AND WIFE, Mortgagor, located at 296 HIGHLAND PARK DRIVE, BIRMINGHAM, AL 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT CO. OF NORTH FL, INC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on FEBRUARY 26, 2007 as Instrument No. 20070226000085420 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

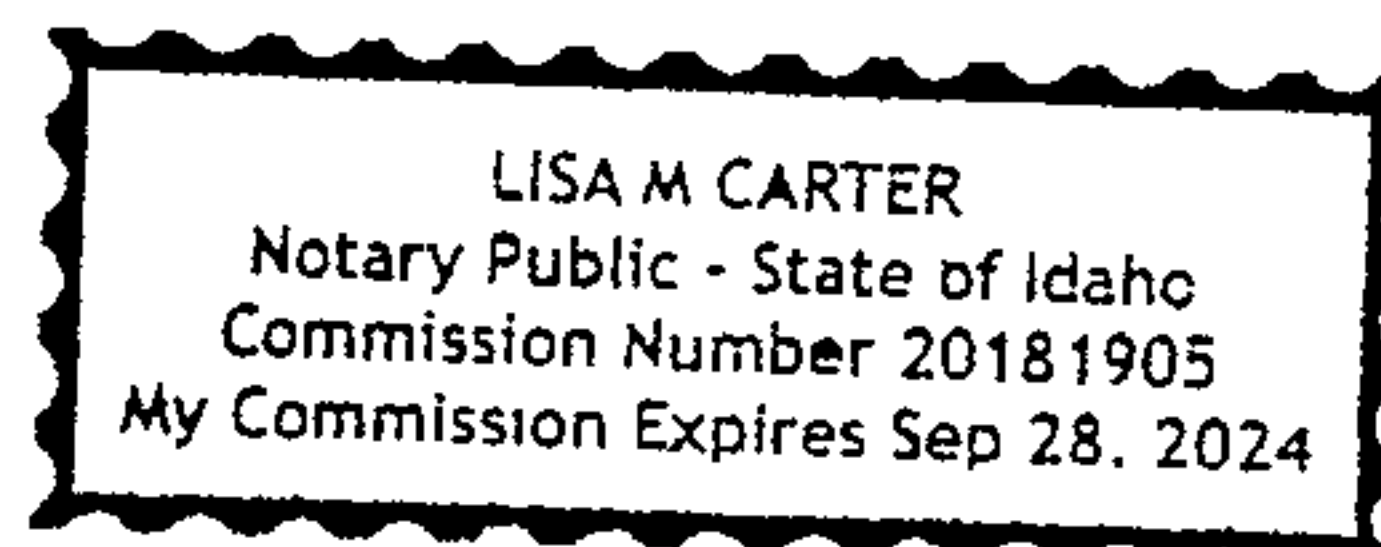
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 09, 2021.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE


EMILY POTTLE, VICE PRESIDENT

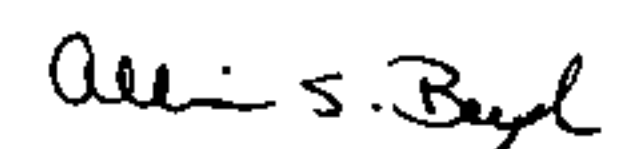
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 09, 2021, before me, LISA M. CARTER, personally appeared EMILY POTTLE 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.


LISA M. CARTER (COMM. EXP. 09/28/2024)
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2021 11:27:45 AM
\$22.00 CHERRY
20210413000184080



POD: 20210401
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MIN: 100162500023278774

MERS PHONE: 1-888-679-6377