

ALABAMA
COUNTY OF SHELBY

20210624000306510
06/24/2021 08:22:14 AM
REL 1/1

PREPARED BY: MARIA PUNZO
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 BANK OF AMERICA, N.A., 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 NOVEMBER 15, 2019 executed by CHRISTOPHER BEARD AKA CHRISTOPHER S BEARD AND VICTORIA BEARD HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 764 MILLER CIR, INDIAN SPRINGS, ALABAMA 35124, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JANUARY 10, 2020 as Instrument No. 20200110000016030 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

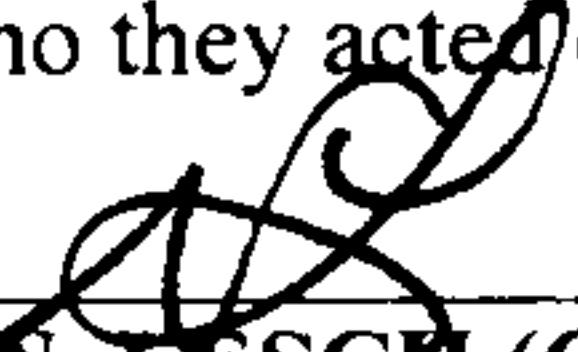
AS DESCRIBED IN SAID MORTGAGE

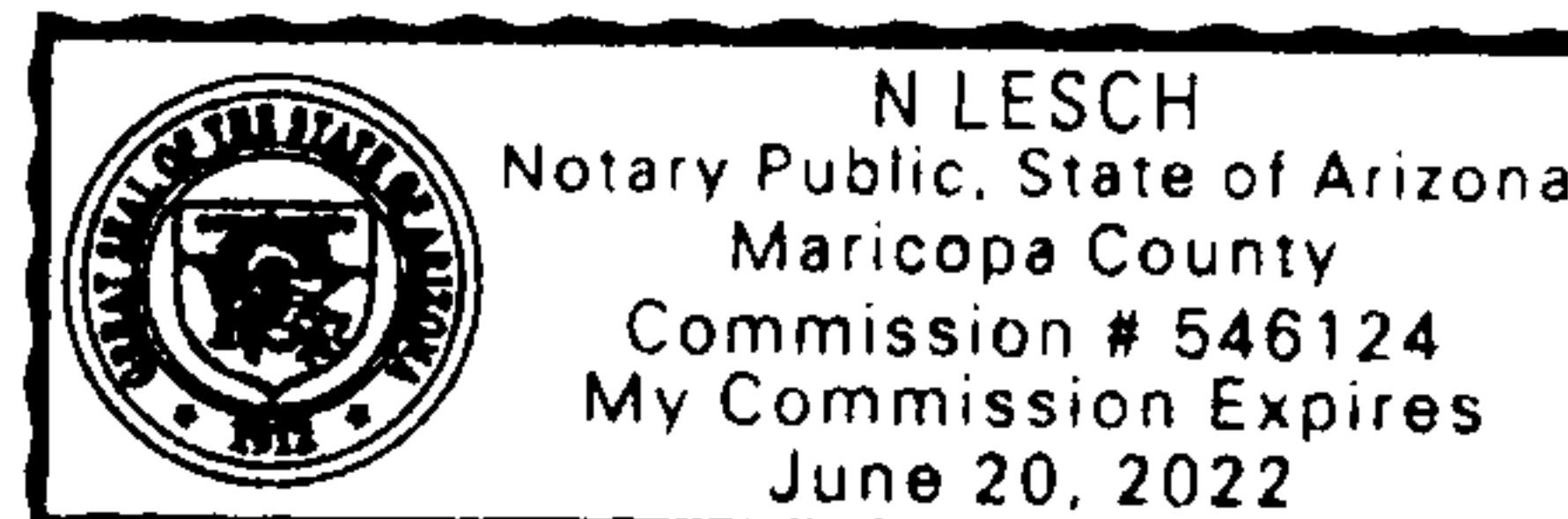
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JUNE 21, 2021.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE


MARIA PUNZO, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On JUNE 21, 2021, before me, N. LESCH, Notary Public, personally appeared MARIA PUNZO, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


N. LESCH (COMM. EXP. 06/20/2022)
NOTARY PUBLIC



POD: 20210611
BA8050117IM - LR - AL



Page 1 of 1

MIN: 100015702946607043

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 08:22:14 AM
\$23.00 JOANN
20210624000306510

MERS PHONE: 1-888-679-6377

