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07/29/2021 11:25:21 AM  
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**ALABAMA**  
COUNTY OF **SHELBY**  
LOAN NO.: 0118112820

PREPARED BY: **BRIDGET BOOKER**  
**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 **SEPTEMBER 16, 2020** executed by **DAVID W. COGGINS AND JANICS E. COGGINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP HUSBAND AND WIFE**, Mortgagor, located at **174 SWEET GUM DR, CHELSEA, AL 35043**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR FREEDOM MORTGAGE CORPORATION**, ITS **SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **OCTOBER 23, 2020** as Instrument No. **20201023000482830** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

### AS DESCRIBED IN SAID MORTGAGE

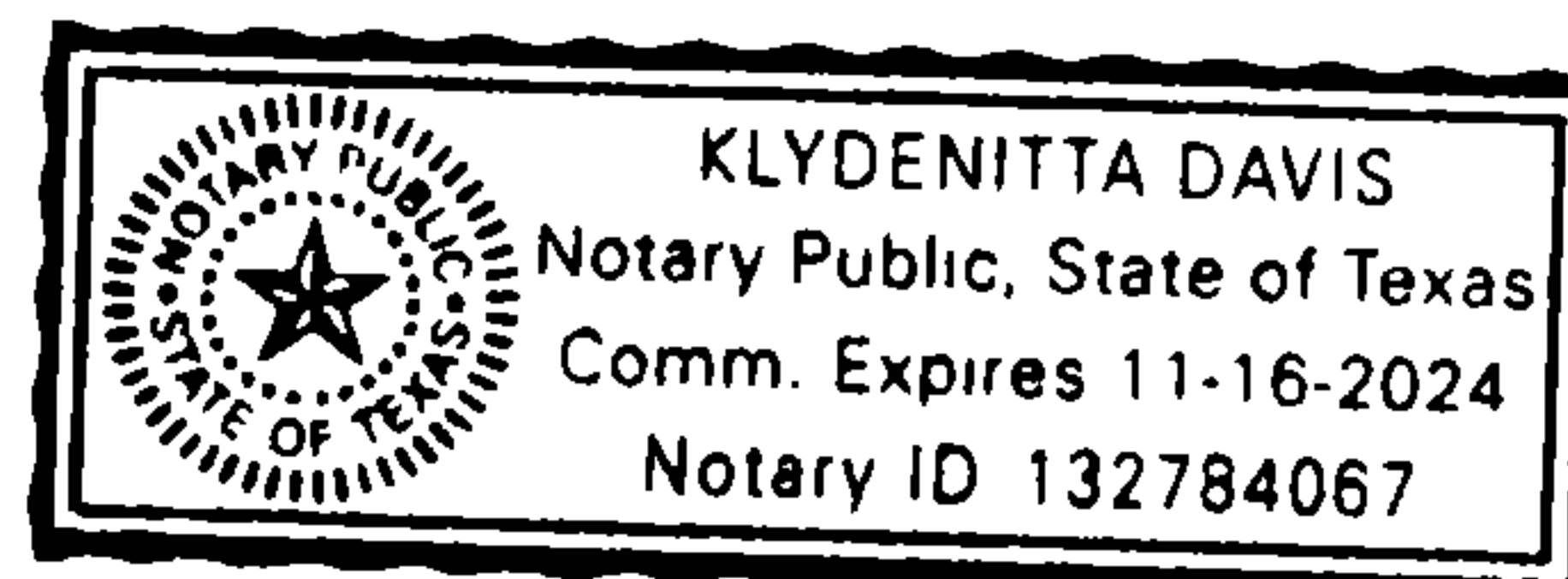
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JULY 22, 2021**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE**

  
**BRIDGET BOOKER, VICE PRESIDENT**

STATE OF TEXAS      COUNTY OF **DALLAS** ) ss.

On **JULY 22, 2021**, before me, **KLYDENITTA DAVIS**, personally appeared **BRIDGET BOOKER** 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.

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



**POD: 20210712**  
**FM8020113IM - LR - AL**



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**MIN: 100073001181128206**

**MERS PHONE: 1-888-679-6377**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2021 11:25:21 AM  
\$22.00 CHERRY  
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*Allen S. Bayl*