

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0580356174

20210825000414570
08/25/2021 01:27:01 PM
REL 1/1

PREPARED BY: CHRISTY BROWN
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



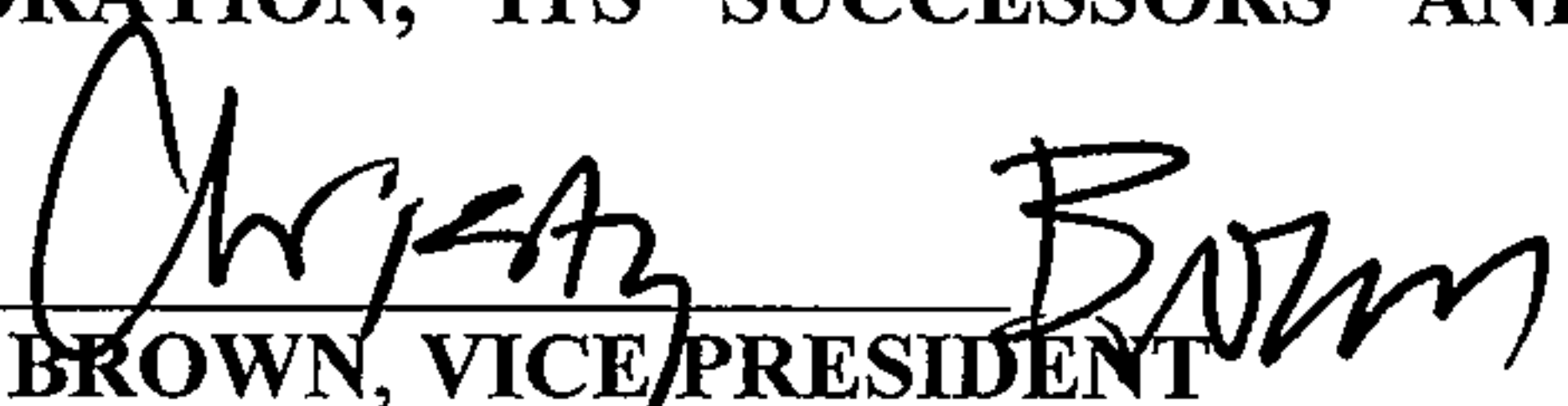
RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MERIDIAN HOME 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 JULY 31, 2020 executed by JOHN BEARD AND NANCY C BEARD, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM THEN TO THE SURVIVOR OF THEM, Mortgagor, located at 303 PANTHER TRL, PELHAM, AL 35124, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MERIDIAN HOME MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 12, 2020 as Instrument No. 20200812000344820 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

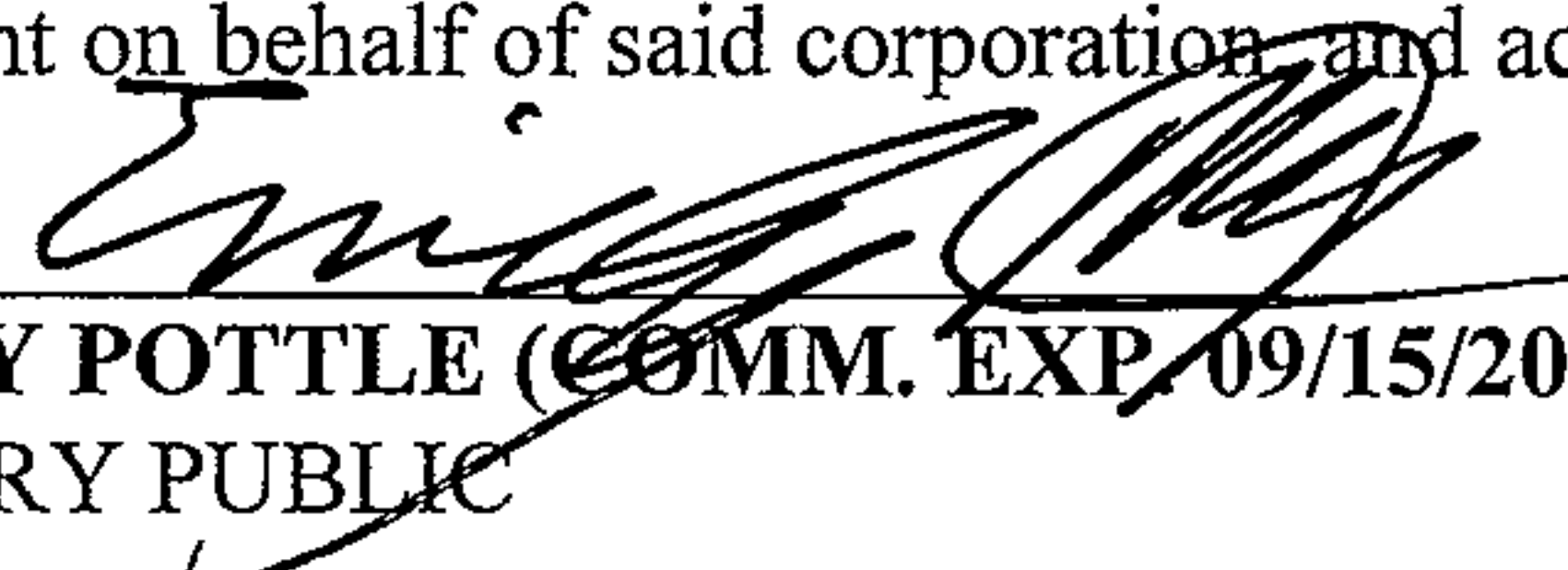
AS DESCRIBED IN SAID MORTGAGE

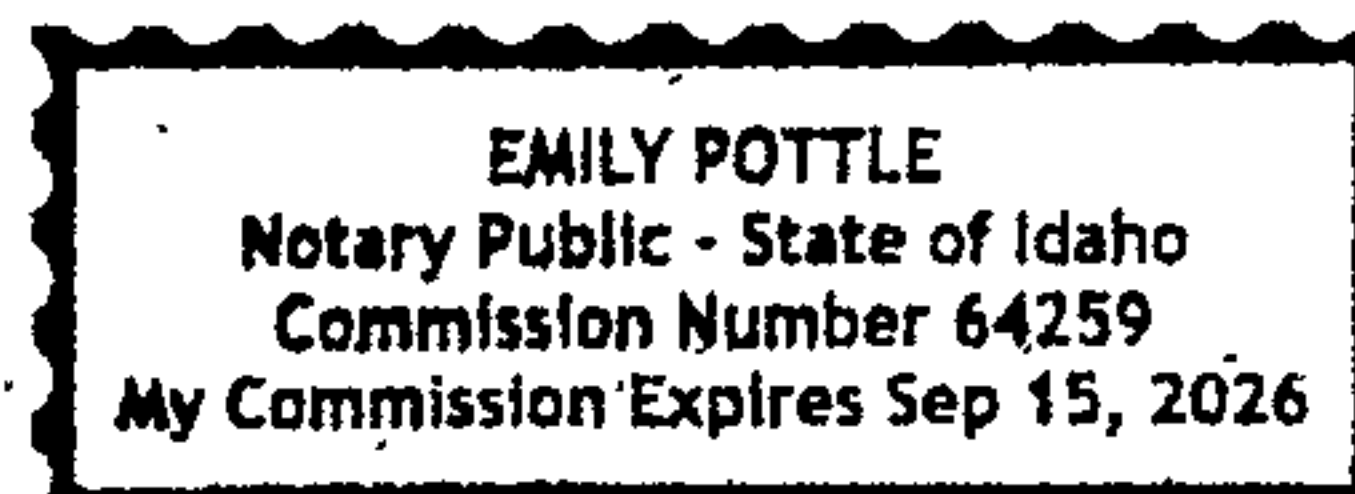
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 23, 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MERIDIAN HOME MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS


CHRISTY BROWN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 23, 2021, before me, EMILY POTTLE, personally appeared CHRISTY BROWN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MERIDIAN HOME 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.


EMILY POTTLE (COMM. EXP. 09/15/2026)
NOTARY PUBLIC



POD: 20210813
SH8070117IM - LR - AL

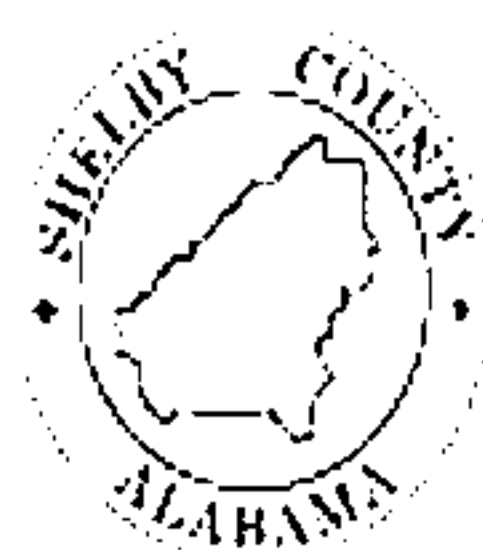


Page 1 of 1



MIN: 100338318019029195

MERS PHONE: 1-888-679-6377



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2021 01:27:01 PM
\$22.00 BRITTANI
20210825000414570

Allen S. Byrd