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12/15/2021 10:07:34 AM
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ALABAMA
COUNTY OF SHELBY
LOAN NO.: 9752665373

PREPARED BY: TRITTANY DIXON
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



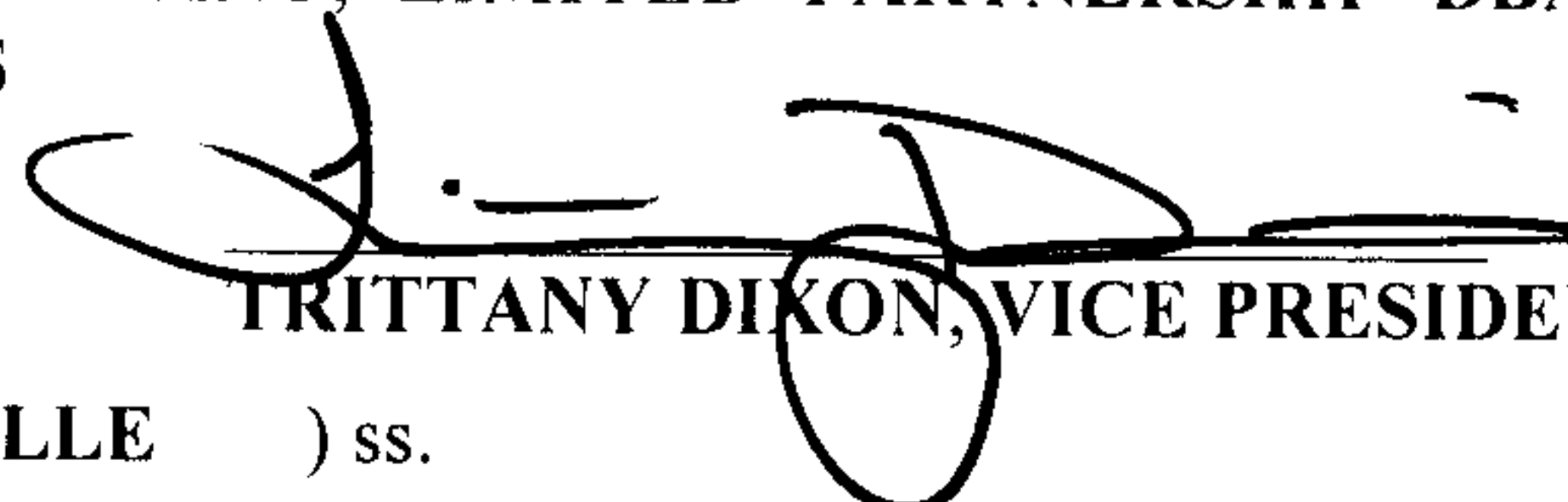
RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SEBONIC FINANCIAL, 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 18, 2019 executed by STEPHANIE D. PITTS, A SINGLE WOMAN, Mortgagor, located at 100 RED OAK DR, ALABASTER, AL 35007, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SEBONIC FINANCIAL, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on NOVEMBER 19, 2019 as Instrument No. 20191119000428410 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

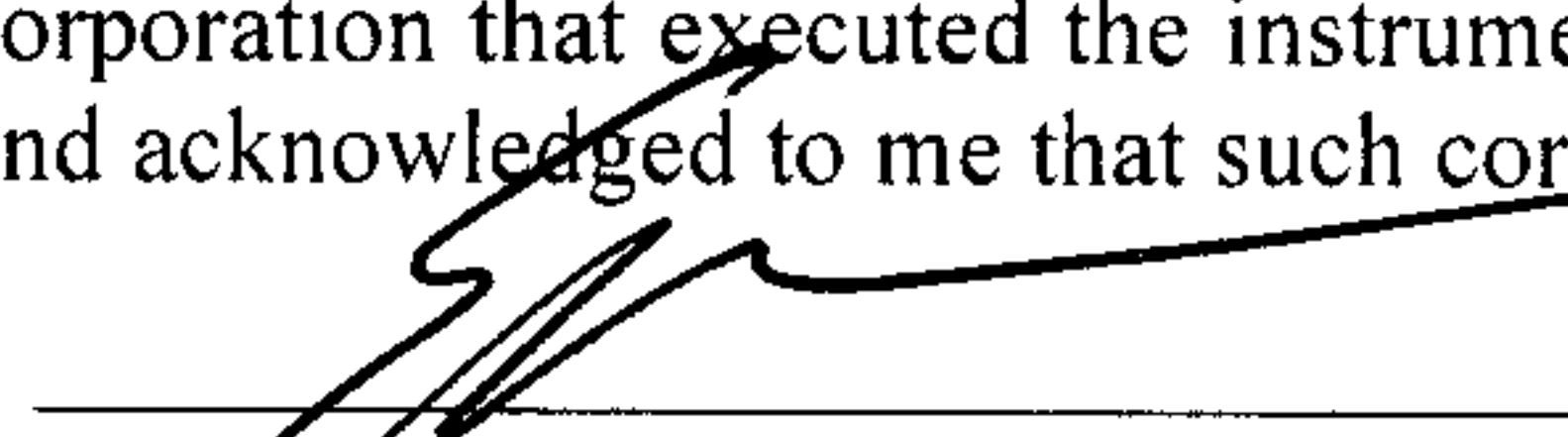
AS DESCRIBED IN SAID MORTGAGE

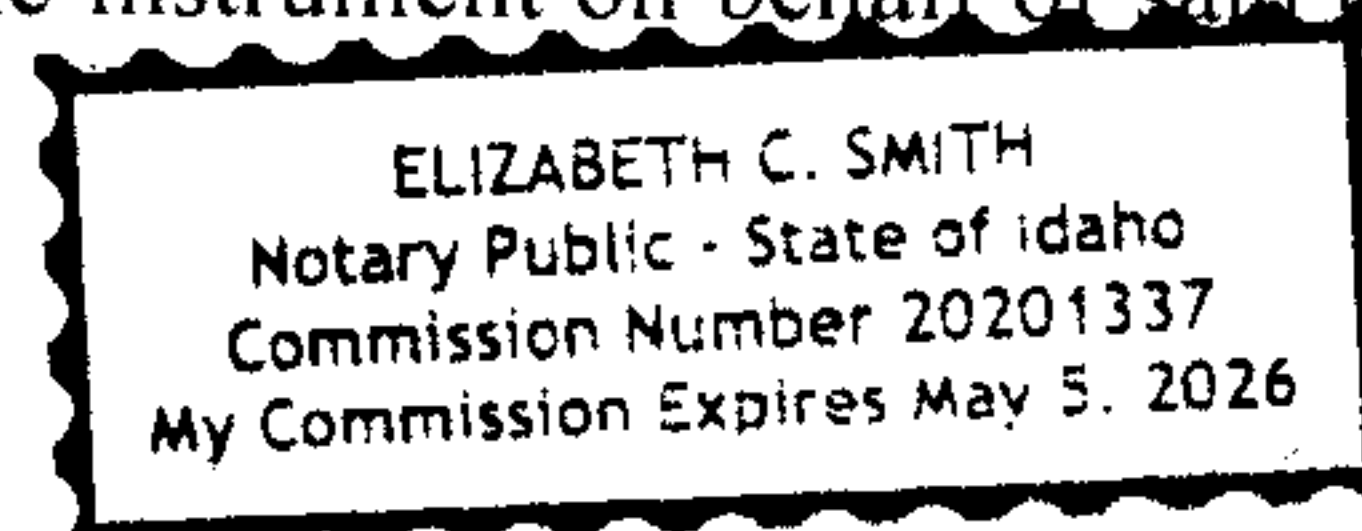
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 14, 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SEBONIC FINANCIAL, ITS SUCCESSORS AND ASSIGNS


TRITTANY DIXON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 14, 2021, before me, ELIZABETH C. SMITH, personally appeared TRITTANY DIXON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SEBONIC FINANCIAL, 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.


ELIZABETH C. SMITH (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20211122

CF8050115IM - LR - AL



Page 1 of 1



MIN: 100092214004158006

MERS PHONE: 1-888-679-6377



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 10:07:34 AM
\$23.00 BRITTANI
20211215000592850

Allen S. Boyd