

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0440770594

20220106000006380
01/06/2022 08:25:34 AM
REL 1/1

PREPARED BY: RACHEL D. NORAH
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 COMPANY LLC, 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 JUNE 26, 2019 executed by PEGGY COLEMAN, SINGLE WOMAN, Mortgagor, located at 1321 OLD CAHABA TRACE, HELENA, AL 35080, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 05, 2019 as Instrument No. 20190805000279690 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

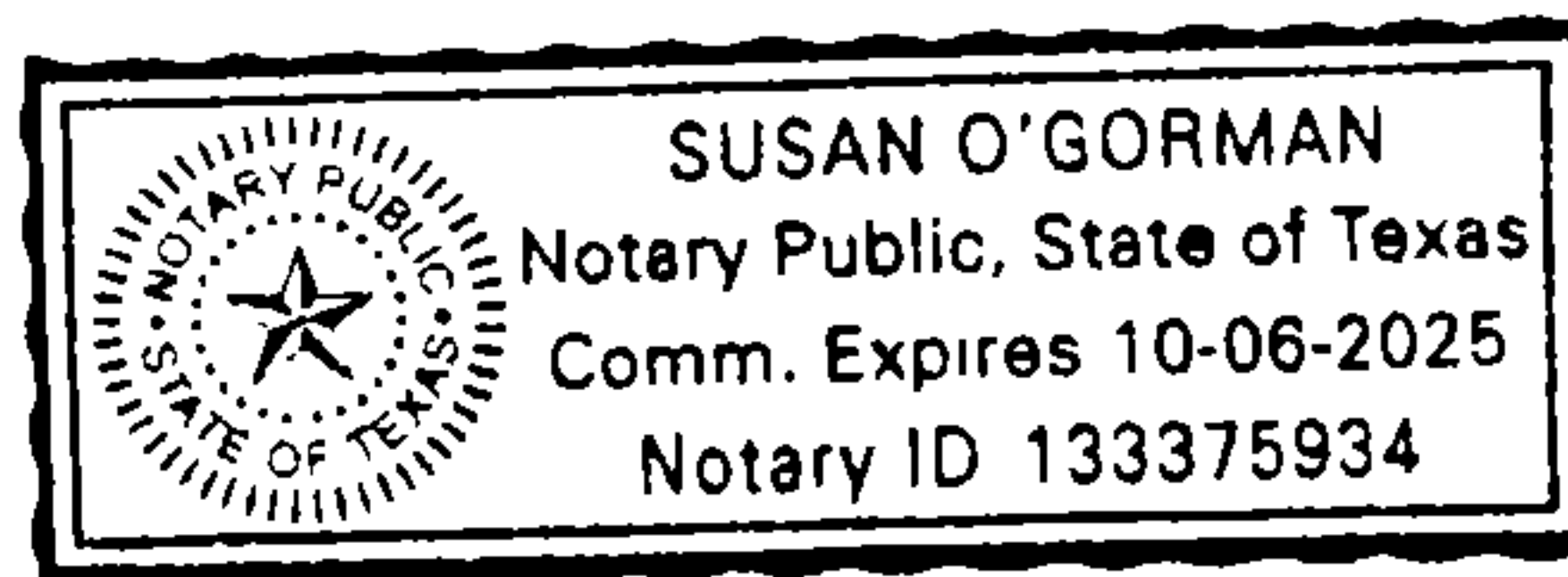
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 31, 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY LLC, ITS SUCCESSORS AND ASSIGNS

RACHEL D. NORAH, VICE PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS) ss.

On DECEMBER 31, 2021, before me, SUSAN O'GORMAN, personally appeared RACHEL D. NORAH known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY LLC, 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.

SUSAN O'GORMAN (COMM. EXP. 10/06/2025)
NOTARY PUBLIC



POD: 20211217

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Page 1 of 1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2022 08:25:34 AM
\$22.00 MISTI
20220106000006380



MIN: 100499900000048329

MERS PHONE: 1-888-679-6377

Alvin S. Bayl