



20220118000020600 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/18/2022 11:44:08 AM FILED/CERT

**JUSTIN M EPDING**

**1210047168**

PO Date: **12/28/2021**

## SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that the undersigned **PNC BANK NATIONAL ASSOCIATION** does hereby certify that a certain mortgage from **JUSTIN EPDING AND ANN EPDING, A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** to **BBVA USA** dated **JULY 31, 2020**, filed for record **AUGUST 4, 2020** in mortgage volume/book, page DOC No. **20200804000331120**, of the **SHELBY COUNTY, ALABAMA** records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **PNC BANK NATIONAL ASSOCIATION** has hereunto set their hand this **11th** day of **JANUARY, 2022**.

Tax Parcel ID # \_\_\_\_\_

**4268 ROY FORD CIR, HOOVER, AL - 35244**

**PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA**

  
\_\_\_\_\_  
**MICHELLE F PYBURN**  
**MORTGAGE OFFICER**

State of **OHIO**

County of **MONTGOMERY COUNTY**

)  
) SS:

Before me, **JENNIFER DAY**, a Notary Public in and for said county, personally appeared **MICHELLE F PYBURN, MORTGAGE OFFICER**, of **PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA** known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **11th** day of **January, 2022**.

  
\_\_\_\_\_  
**JENNIFER DAY**

In and for the state of **OHIO**

My commission expires **6/30/2026**

Prepared by:

  
\_\_\_\_\_  
**JENNIFER DAY**

**PNC BANK, NATIONAL ASSOCIATION,  
P.O. BOX 8820,  
DAYTON, OH, 45482  
800-822-5626**



**JENNIFER DAY, NOTARY PUBLIC**  
Residence - Montgomery  
State Wide Jurisdiction, Ohio  
Expiration Date June 30, 2026  
Commission # 2021-RE-833456

Return To:

  
\_\_\_\_\_  
**JENNIFER DAY**

**PNC BANK, NATIONAL ASSOCIATION,  
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800-822-5626**