

This instrument was prepared by:
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Computershare Title Services
6200 South Quebec Street
Greenwood Village, CO 80111



MORTGAGE RELEASE, SATISFACTION, & DISCHARGE

ORDER #: 463210 “Jeffrey Scott Selmanoff” SHELBY COUNTY, ALABAMA
MIN #:100955310002938039 MERS PHONE #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, being the owner, or nominee of the owner, of that certain Mortgage dated **July 22, 2021**, made and executed by **JEFFREY SCOTT SELMANOFF AND LEIGH ANNE SELMANOFF AKA LEIGH ANN SELMANOFF, HUSBAND AND WIFE**, to and in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRSTBANK, ITS SUCCESSORS AND ASSIGNS WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026** in the amount of **\$218,000.00**, recorded on **July 27, 2021**, as Instrument No.: **20210727000362500**, of the Official Records of **SHELBY COUNTY, ALABAMA**, upon property as described in said Mortgage, and the indebtedness thereby secured, does hereby release, discharge, and reconvey, to the person(s) 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.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed for and in its name by its duly authorized officer on or as of the **21st day of September, 2022**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE

Katherine Pfeufer

Name: **KATHERINE PFEUFER**
Title: **VICE PRESIDENT**

State of **COLORADO**)
COUNTY of **ARAPAHOE**)

On this, **September 21, 2022**, before me, **Bryan Green** a notary public, the undersigned officer, personally appeared **Katherine Pfeufer, Vice President**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that s/he executed the same in his/her authorized capacity for the entity on behalf of which s/he acted and for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

{Insert Notary Seal}

Bryan Green

BRYAN GREEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224017184
MY COMMISSION EXPIRES 04/28/2026

Printed Name: **Bryan Green**
Notary Public
My Commission Expires: **04/28/2026**
Notary ID: 20224017184
DAN # 20224017184 - 860412



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/22/2022 08:19:25 AM
\$23.00 JOANN
20220922000365310

Allie S. Bayl