

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON, ATTORNEY
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
COUNTY OF ~~CHILTON~~
SHELBY

AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Lance Geoffrey Houlditch who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Lance Geoffrey Houlditch and I am over the age of 21 years, and a resident citizen of Shelby County.

Shelby County Abstract & Title Co. Inc informs me there appears to be a mortgage from Katherine Moeller, unmarried to Chase Bank USA, NA dated February 2, 2007, recorded in Instrument #20070227000089620, last assigned to Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH-4 asset backed Pass-Through Certificates, Series 2007-CH4, as shown by assignment dated May 12, 2006, recorded in Instrument #20160523000174830, Probate Office, Chilton County, Alabama. The release for said mortgage and assignment was recorded in Jefferson County, Alabama Instrument #2019055128, Pages 1 and 2 (copy of release attached). I have not been contacted by any financial institution requesting payment on said mortgage.

I do not have any outstanding obligations that I am aware of nor have I received any notice of any suit or judgments having been filed against them.

This affidavit is given for the purpose of inducing Shelby County Abstract & Title Co. Inc and Old Republic National Title Company to insure the property described as follows:

Unit 104, Building 1, according to the Survey of The Gables, a condominium, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733, Real Volume 50, Page 325, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, also amendments as recorded in Real 59, Page 19; Real 96, Page 855, Corporation Book 30, Page 407; Real 97, Page 937; Real 165, Page 579; Misc. Book 13, Page 50; Misc. Book 15, Page 189 and Misc. Book 19, Page 633, together with an undivided interest in common elements as set forth in the aforesaid declaration said unit being more particularly described in Map Book 9, Page 41 and 44 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama..

against any such judgments and liens, which may affect the title to the aforesaid property.

Lance Geoffrey Houlditch
Lance Geoffrey Houlditch

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me by Lance Geoffrey Houlditch on this 6th day of Jan, 2023

[Signature]
Notary Public
My Commission Expires:



County Division Code: AL039 Inst. # 2019055128 Pages: 1 of 2 I certify this instrument filed on: 6/6/2019 8:00 AM
Doc: RM Alan L.King, Judge of Probate Jefferson County, AL Rec: \$16.00
Clerk: DRBESS

Recording Requested By:
FIRST AMERICAN TITLE INSURANCE COMPANY

And When Recorded Mail To:
First American Mortgage Solutions
LR Department (Cust# 686)
3 First American Way
Santa Ana, California 92707

Space above for Recorder's use

Customer#: 686/1 Service#: 5126906RL1
Loan#: 0018347344



RELEASE OF MORTGAGE/DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS: That the undersigned current mortgagee/beneficiary of record for and in consideration of the payment of indebtedness secured, does hereby remise, release, satisfy, convey and quit claim unto: KATHERINE MOELLER, UNMARRIED, heirs, legal representatives, successors and/or assignees, and assigns all right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain Mortgage/Deed of Trust bearing the date FEBRUARY 02, 2007, and filed for the record in the County Recorder of JEFFERSON (BESSEMER DIVISION), State of ALABAMA, as as Instrument No. 20070227000089620, in Book No. , at Page No. — on FEBRUARY 27, 2007.

IN TESTIMONY WHEREOF, the said, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT, has caused these presents to be signed by its Assistant Secretary.


Dated: MAY 30 2019

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

By: 
Sharon Nuzum, Assistant Secretary

WITNESS:


(Name): David Mai


(Name): Tiffany Rios

County Division Code: AL039 Inst. # 2019055128 Pages: 2 of 2

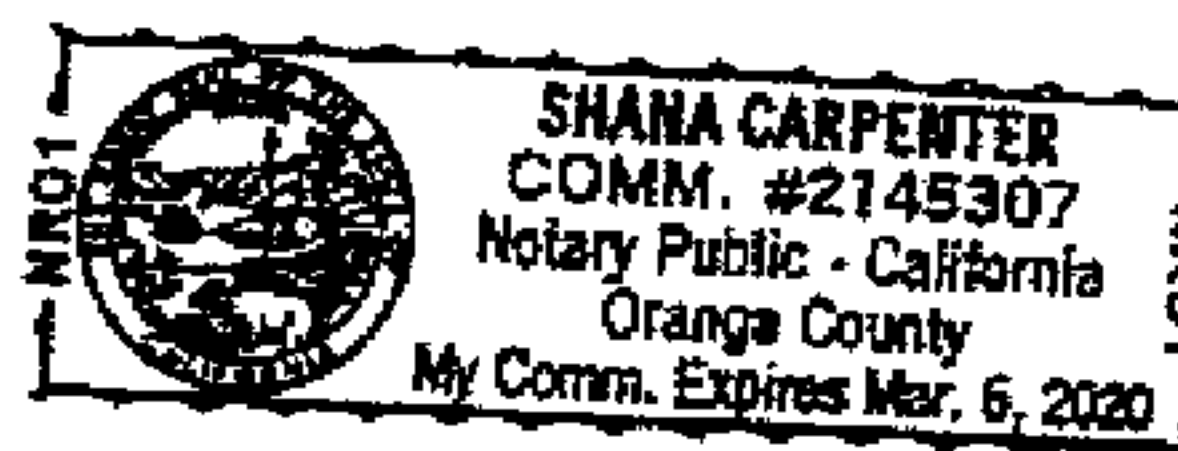
Loan#: 0018347344
Srv#: 5126906RL1
Page 2

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

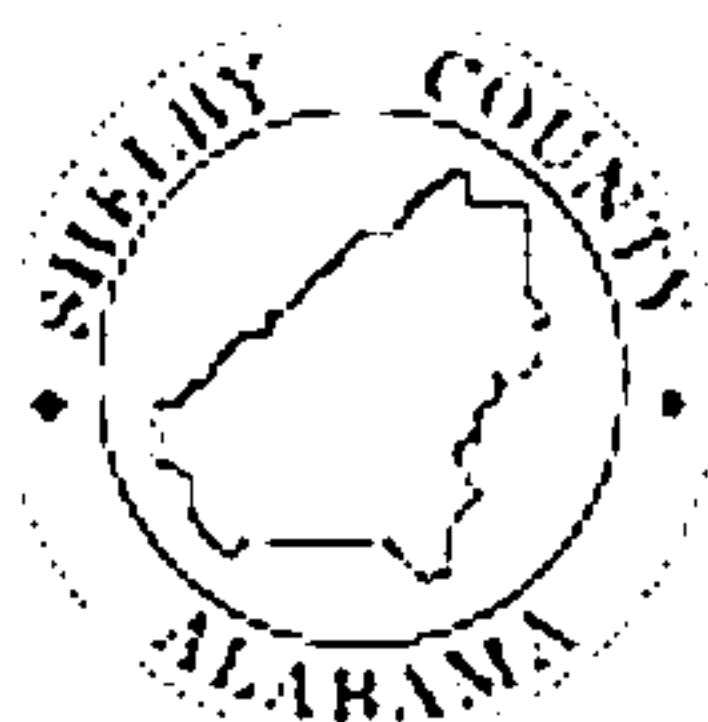
State of CALIFORNIA }
County of ORANGE } ss.

On MAY 30 2019, before me, Shana Carpenter, a Notary Public, personally appeared Sharon Nuzum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Witness my hand and official seal.


(Notary Name): Shana Carpenter



Prepared By:
First American Mortgage Solutions
LR Department
3 First American Way
Santa Ana, California 92707
MARIA PUNZO, (800) 525-3633



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 11:39:25 AM
\$31.00 JOANN
20230106000005370

Allie S. Bayl