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02/15/2023 12:58:08 PM
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ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0005383402

PREPARED BY: CHRISTY BROWN
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



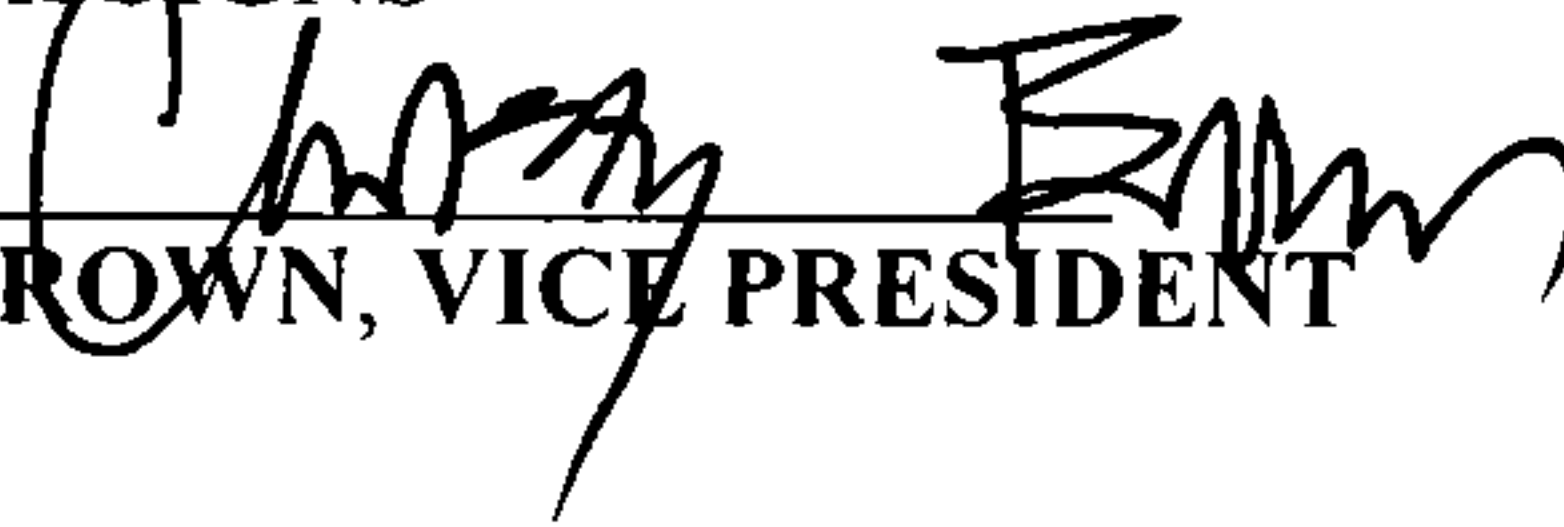
RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LOW VA RATES, 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 NOVEMBER 09, 2020 executed by THOMAS GARFIELD GIVHAN, A SINGLE PERSON, Mortgagor, located at 1306 MORNING SUN CIRCLE UNIT 1306, BIRMINGHAM, AL 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LOW VA RATES, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 22, 2021 as Instrument No. 20210322000141270 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

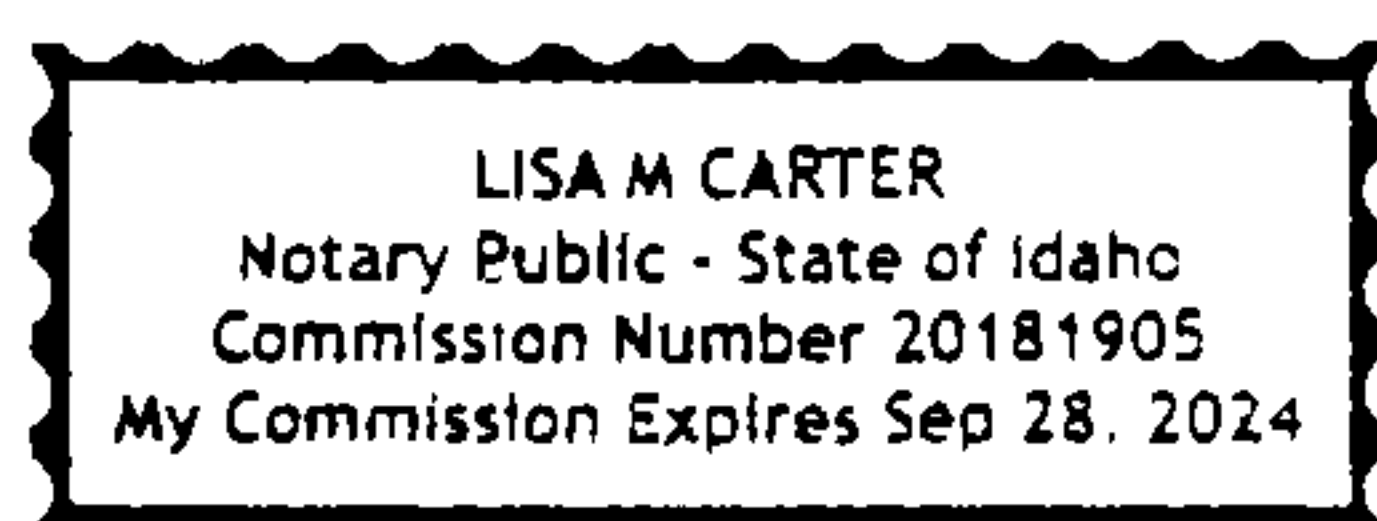
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on SEPTEMBER 01, 2022. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LOW VA RATES, LLC, ITS SUCCESSORS AND ASSIGNS


CHRISTY BROWN, VICE PRESIDENT

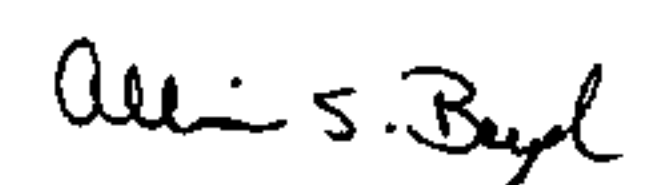
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 01, 2022, before me, LISA M. CARTER, personally appeared CHRISTY BROWN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LOW VA RATES, 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.


LISA M. CARTER (COMM. EXP. 09/28/2024)
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2023 12:58:08 PM
\$22.00 PAYGE
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POD: 20220818
VC8040119IM - LR - AL



MIN: 101250200000922756

MERS PHONE: 1-888-679-6377