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02/22/2023 09:30:12 AM
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RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:

DS DocSolutionUSA

DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Selene/ROL

Loan #: 500045042-ER



* 1 3 0 0 9 9 4 *

ALABAMA RELEASE OF MORTGAGE

In consideration of the debt therein named, SELENE FINANCE LP, A DELAWARE LIMITED PARTNERSHIP, the current Mortgagee, does hereby release and cancel the Mortgage dated 2/21/2007 made by ASHLEIGH BIVINS AND BRANDON BIVINS, HUSBAND AND WIFE, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., its successors and assigns in the amount of \$169,342.00 and which was recorded on 2/28/2007 at Instrument No. 20070228000090560 IN WHICH INSTRUMENT WAS MODIFIED BY INSTRUMENT FILE ON 9/24/2013 AT INSTRUMENT NUMBER 20130924000384430 AND FURTHER MODIFIED BY INSTRUMENT FILE ON 6/18/2018 AT INSTRUMENT NUMBER 20180618000215030 of the Records of SHELBY County, State of Alabama.

Executed this 20 day of Feb. 2023

SELENE FINANCE LP, A DELAWARE LIMITED PARTNERSHIP

A handwritten signature in dark ink, appearing to read 'Regina Monts', written over a horizontal line.

Name: REGINA MONTS


Title: ASSISTANT VICE PRESIDENT

STATE OF TEXAS

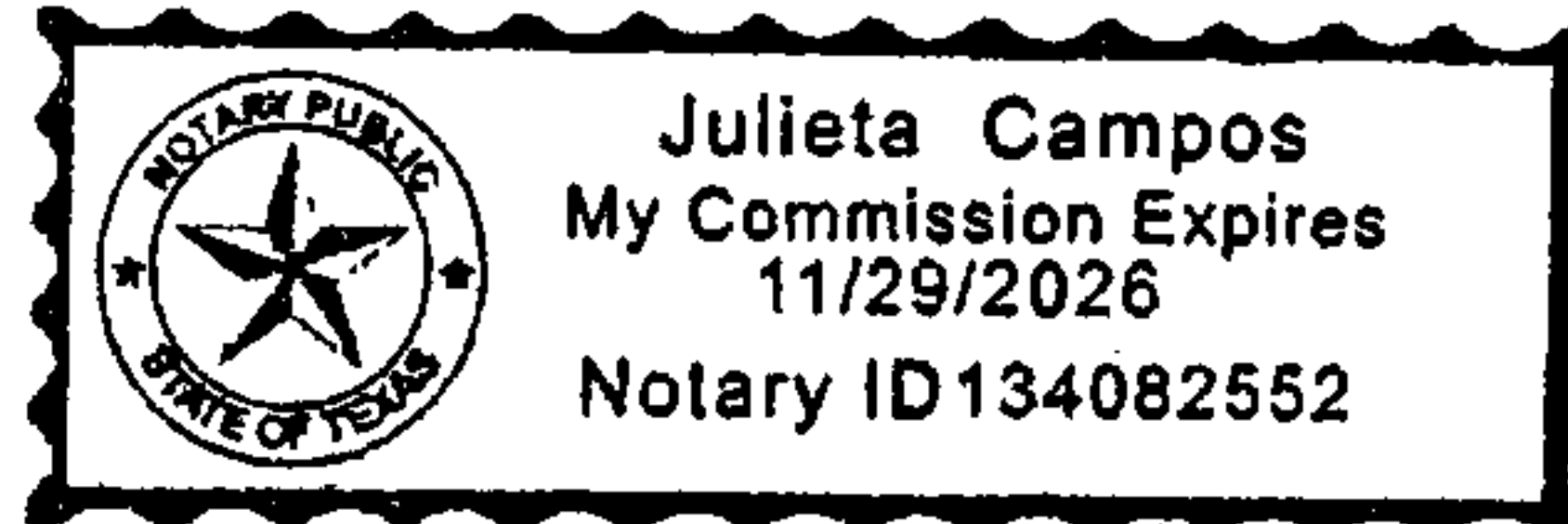
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared REGINA MONTS, ASSISTANT VICE PRESIDENT, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said SELENE FINANCE LP, A DELAWARE LIMITED PARTNERSHIP, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 20 day of February, A.D. 2023.


NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME: Julieta Campos

For Notary Seal:



HOLDER'S ADDRESS:

SELENE FINANCE LP, 3501 Olympus Blvd Suite 500, COPPELL, TEXAS 75019

Mortgage dated 2/21/2007 in the amount of 169342
Property Address: 100 ROCK VALLEY RD, HELENA, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2023 09:30:12 AM
\$26.00 PAYGE
20230222000047210

Alvin S. Bevil