

This Instrument Prepared By, Recording Requested By
and Return To:
James Mcguinn,
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, Ohio 45342

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Mortgage

PNC#: xxxxxx4138

Recording District: SHELBY

MIN: 100052210017053018 MERS Phone: 888-679-6377

For value received, the undersigned, hereby assigns and transfers to: PNC BANK, NATIONAL ASSOCIATION located at 3232 Newmark Drive, Miamisburg, Ohio 45342, all its right, title and interest in and to that certain Mortgage executed by:

Borrower(s): CHRISTOPHER W. KELLY AND AMANDA RISHAY KELLY, HUSBAND AND WIFE

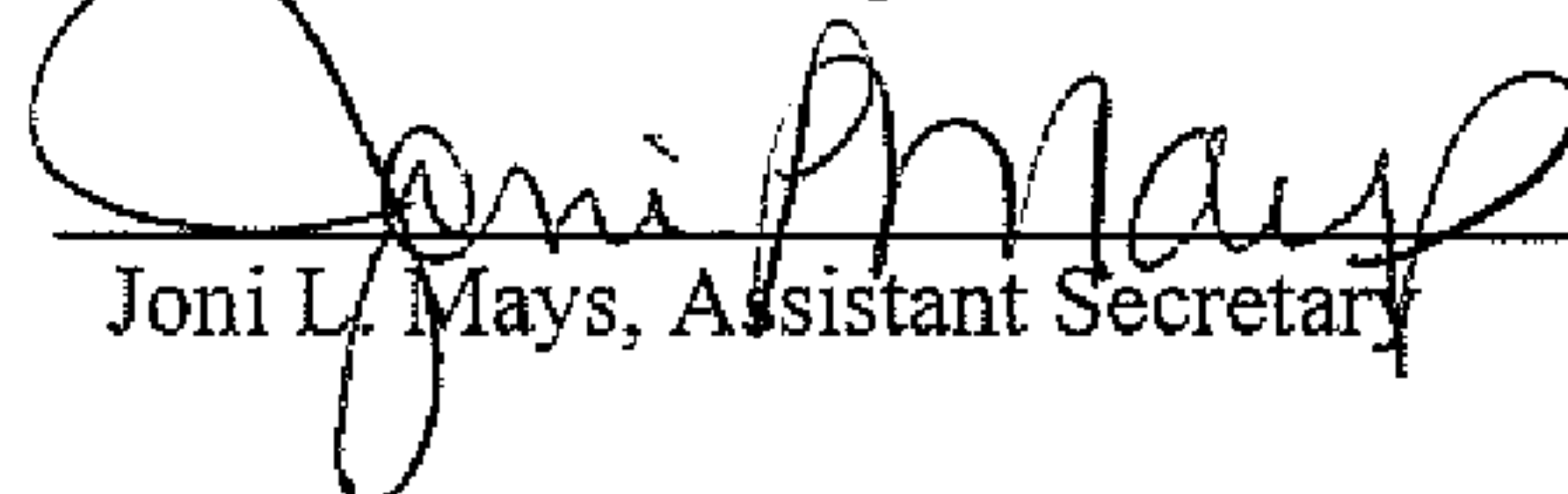
To Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as Nominee for FRANKLIN AMERICAN MORTGAGE COMPANY, A TENNESSEE CORPORATION its successors and assigns in the amount of: \$265,000.00, dated 09/13/2013, recorded 10/04/2013 as Instrument No.: 20131004000399380 of the Official Records of SHELBY County, Alabama describing the land therein:

Property Address: 3140 BROOKHILL DRIVE, BIRMINGHAM, ALABAMA 35242

SEE ATTACHED LEGAL EXHIBIT "A"

Dated: 05/03/2023

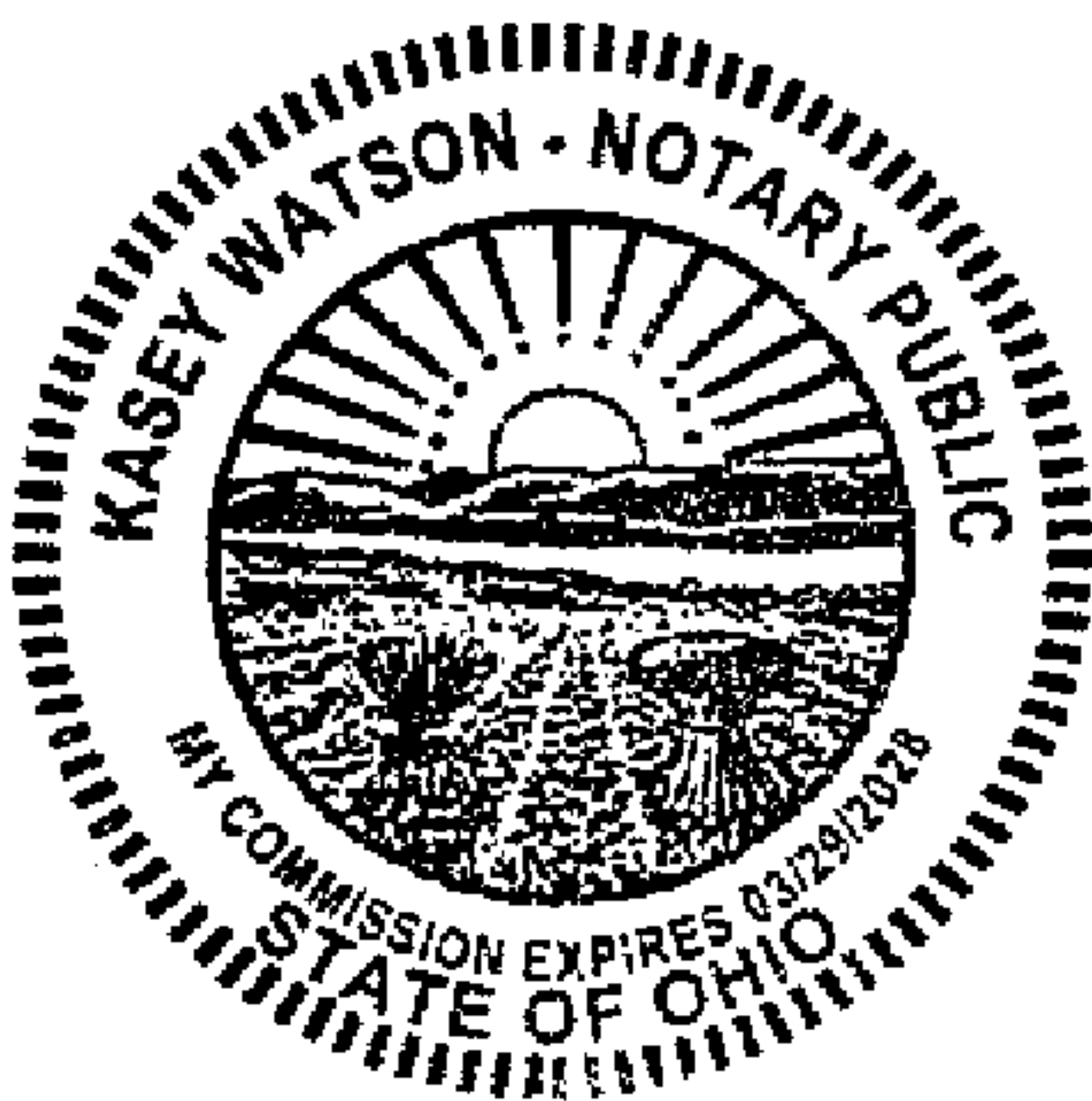
Mortgage Electronic Registration Systems, Inc.
("MERS"), as mortgagee, as Nominee for
FRANKLIN AMERICAN MORTGAGE
COMPANY, A TENNESSEE CORPORATION its
successors and assigns


Joni L. Mays, Assistant Secretary

State of Ohio

County of Montgomery

On 05/03/2023 before me, Kasey Watson the undersigned, a Notary Public in and for the State of Ohio, personally appeared Joni L. Mays, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as Nominee for FRANKLIN AMERICAN MORTGAGE COMPANY, A TENNESSEE CORPORATION its successors and assigns personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that for her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.





Kasey Watson, Notary Public in and for the State of Ohio
My Commission Expires: 3/29/2028
My County of Residence: Montgomery

EXHIBIT "A"

Lot 38, according to the Survey of Meadowbrook, 16th Sector, Phase II, as recorded in Map Book 9, page 144 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2023 08:18:50 AM
\$27.00 JOANN
20230504000131270

Allie S. Boyd