

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

When Recorded Return To:

NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



RELEASE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****5792 "ABNER" Lender ID:GCD Shelby, Alabama
MIN #: 100031400006685757 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by ICY ABNER AND KIM ABNER to secure payment of the principal sum of \$258,207.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 08/26/2020 Recorded: 08/28/2020 as Instrument No.: 20200828000380600, is now Paid and Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS
On June 1st, 2023

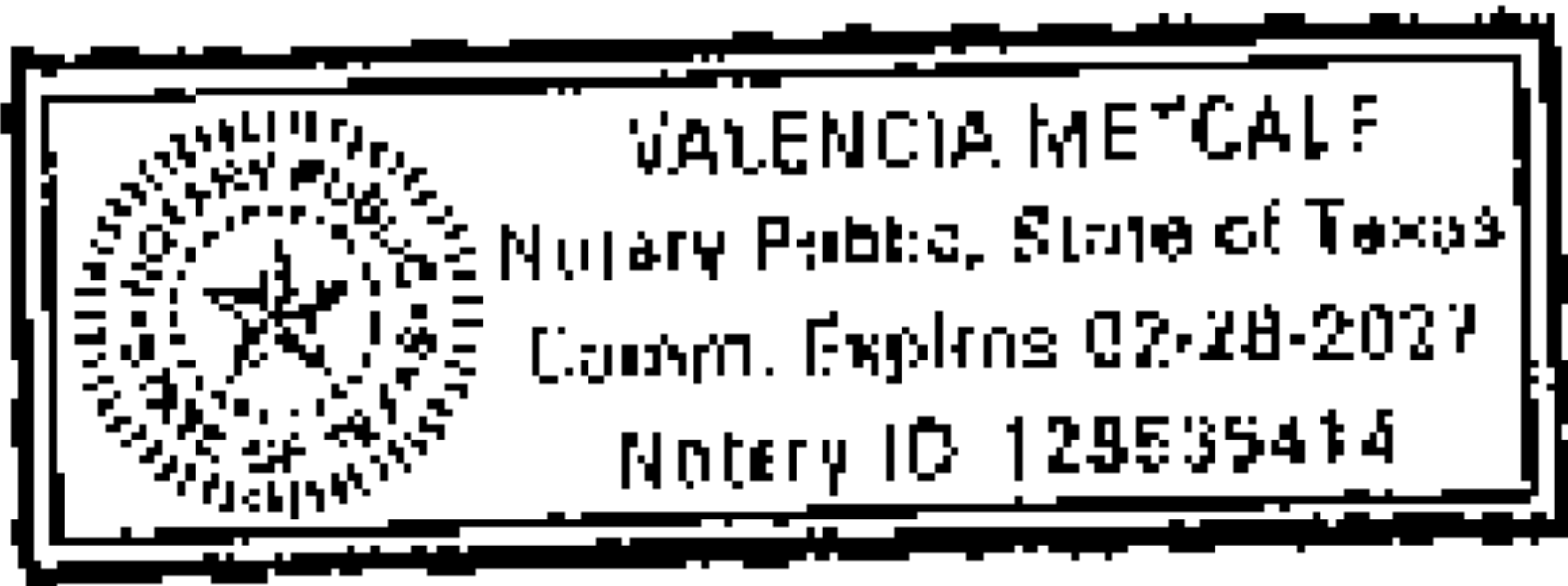
By: _____
TEREFE TEKLE, Vice-President

STATE OF Texas
COUNTY OF Denton

On June 1st, 2023, before me, VALENCIA METCALF, a Notary Public in and for Denton in the State of Texas, personally appeared TEREFE TEKLE , Vice-President of MERS FIRST GUARANTY MORTGAGE CORPORATION, personally known to me 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

VALENCIA METCALF
Notary Expires: 02/28/2027 #128535414



(This area for notarial seal)

Prepared By:
Valencia Metcalf, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019
1-888-480-2432



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 03:05:59 PM
\$22.00 PAYGE
20230601000164340