

This Instrument Prepared By:  
Halliday, Watkins & Mann, P.C.  
244 Inverness Center Drive  
Birmingham, AL 35242  
STATE OF ALABAMA  
COUNTY OF SHELBY  
File: AL21679

**ASSIGNMENT OF MORTGAGE**

MERS MIN No. 1008722-0000342849-6  
MERS Phone No. 1-888-679-6377

KNOW all men by these presents, that the undersigned Mortgage Electronic Registration Systems, Inc. as Mortgagee, as nominee for Royal United Mortgage LLC, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, Assignor, does hereby assign and transfer to Specialized Loan Servicing, LLC, whose address is 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, Assignee all of its right, title and interest in and to a certain Mortgage executed by Joseph A. Desantis and Frances M. Desantis aka Frances M. Desantis, unto Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Royal United Mortgage LLC, its successors and assigns dated May 10, 2017 and recorded on May 15, 2017 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20170515000168010, together with the debt secured thereby.

**Legal Description:**

Lot 116, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

*Remainder of page intentionally left blank*

**ASSIGNMENT OF DEED OF TRUST**

Mortgagor: Joseph A. Desantis and Frances M. Desantis aka Frances M. Desantis

Property Address: 1906 Chandagreen Lane, Pelham, AL 35124

MERS MIN No. 1008722-0000342849-6

HWM # AL21679

Page 2 of 2

The property subject to this Assignment is known as: 1906 Chandagreen Lane, Pelham, AL 35124

IN WITNESS WHEREOF, Steven Black Ross executed this Assignment of  
Mortgage as of the 3 day of July, 2023.

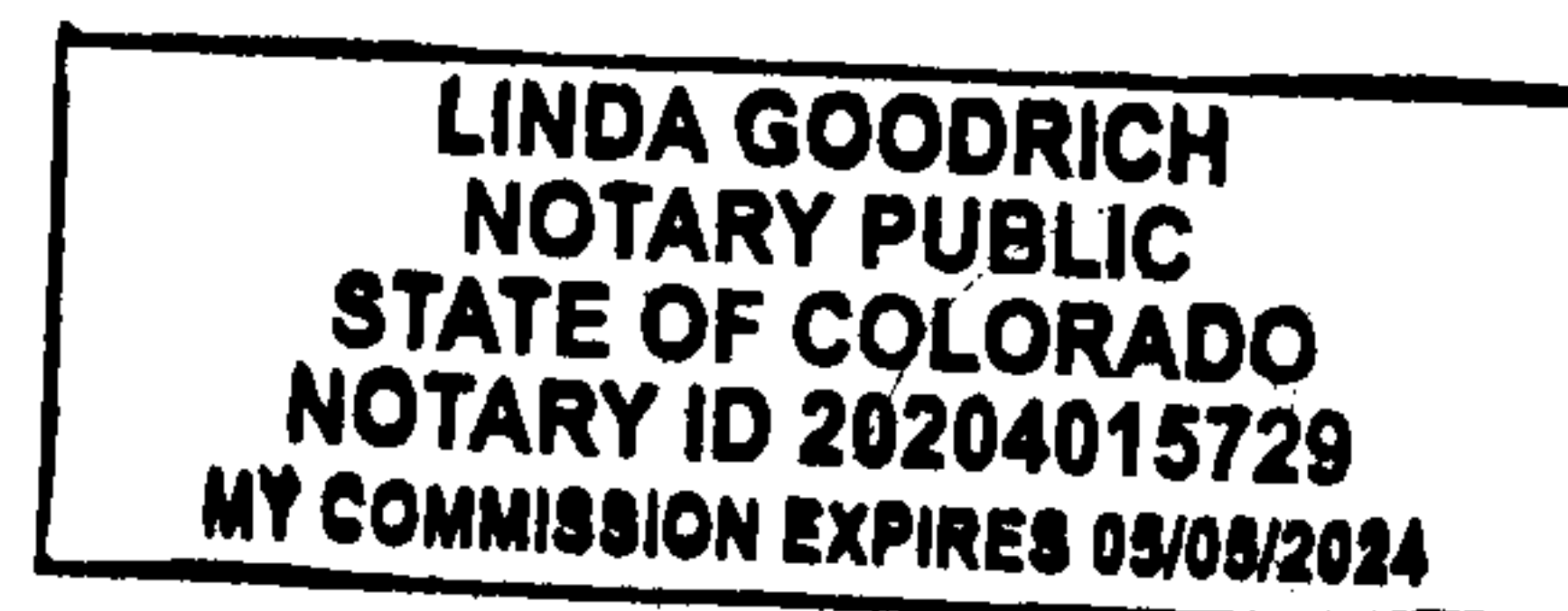
Mortgage Electronic Registration Systems, Inc. as Mortgagee,  
as nominee for Royal United Mortgage LLC, its successors and  
assigns

By: [Signature]  
Name: Steven Black Ross  
Title: Assistant Secretary

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

On July 3, 2023 before me, Linda Goodrich a Notary  
Public, in and for said state and county, personally appeared Steven Black Ross,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose  
name is subscribed to the within instrument and acknowledged to me that he/she executed the same in  
his/her authorized capacity as the Assistant Secretary of Mortgage  
Electronic Registration Systems, Inc. as Mortgagee, as nominee for Royal United Mortgage LLC, its  
successors and assigns, and that by his/her signature on the instrument the person, or the entity upon  
behalf of which the person acted, executed the instrument.

[Signature]  
Notary Public: Colorado  
My Commission Expires: 5-5-2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/11/2023 08:05:19 AM  
\$28.00 PAYGE  
20230711000205360



Allen S. Beryl