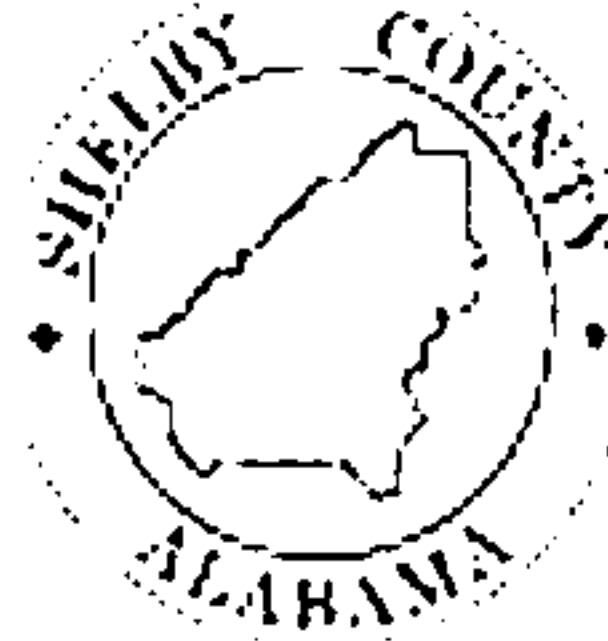


ALABAMA
COUNTY OF SHELBY
LOAN NO.: 9014273141



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2023 09:15:54 AM
\$22.00 JOANN
20230719000214940

Alvin S. Bayl

PREPARED BY: KRISTIN H. CARL
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 ADVANCE MORTGAGE & INVESTMENT COMPANY, 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, without recourse, representation or warranty, expressed or implied 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 SEPTEMBER 09, 2021 executed by JOHN R BEATTY AND ALISA J BEATTY, HUSBAND AND WIFE, Mortgagor, located at 2110 KIRKMAN DR, BIRMINGHAM, ALABAMA 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on SEPTEMBER 14, 2021 as Instrument No. 20210914000447800 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 JULY 18, 2023.

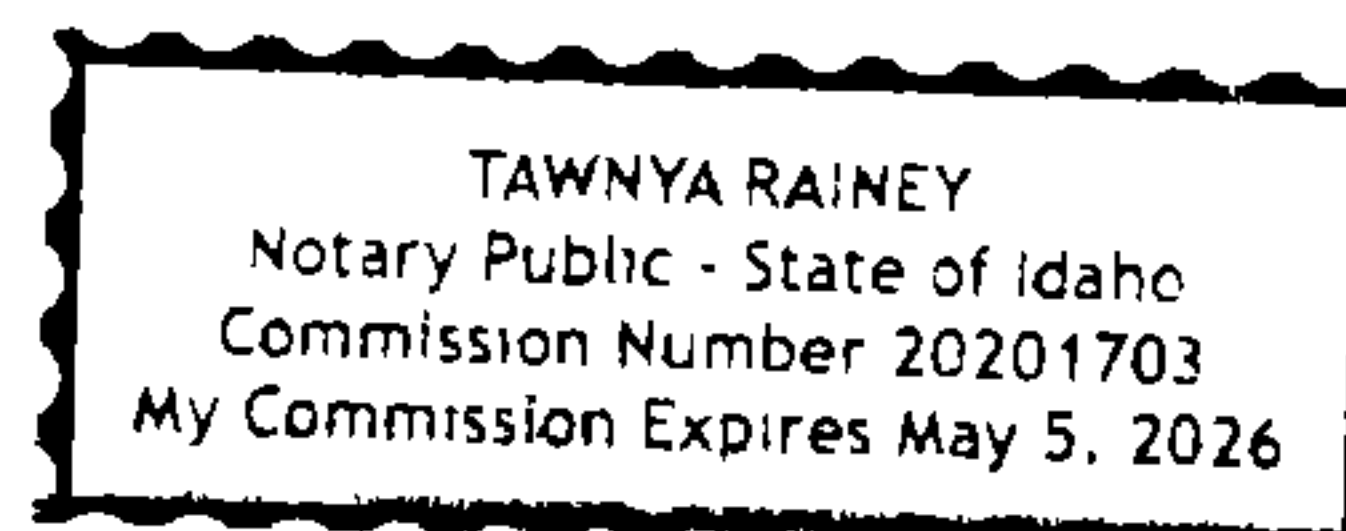
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS


KRISTIN H. CARL, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 18, 2023, before me, TAWNYA RAINEY, personally appeared KRISTIN H. CARL known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, 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.


TAWNYA RAINEY (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20230710
SM8030119IM - LR - AL

