

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0842130858

PREPARED BY: AMANDA HAYES
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 PLAINS COMMERCE BANK, 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 NOVEMBER 30, 2022 executed by JAMES E NIXON AND MARY T NIXON, HUSBAND AND WIFE, Mortgagor, located at 1305 OLD CAHABA TRCE, HELENA, ALABAMA 35080, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PLAINS COMMERCE BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on DECEMBER 06, 2022 as Instrument No. 20221206000442690 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

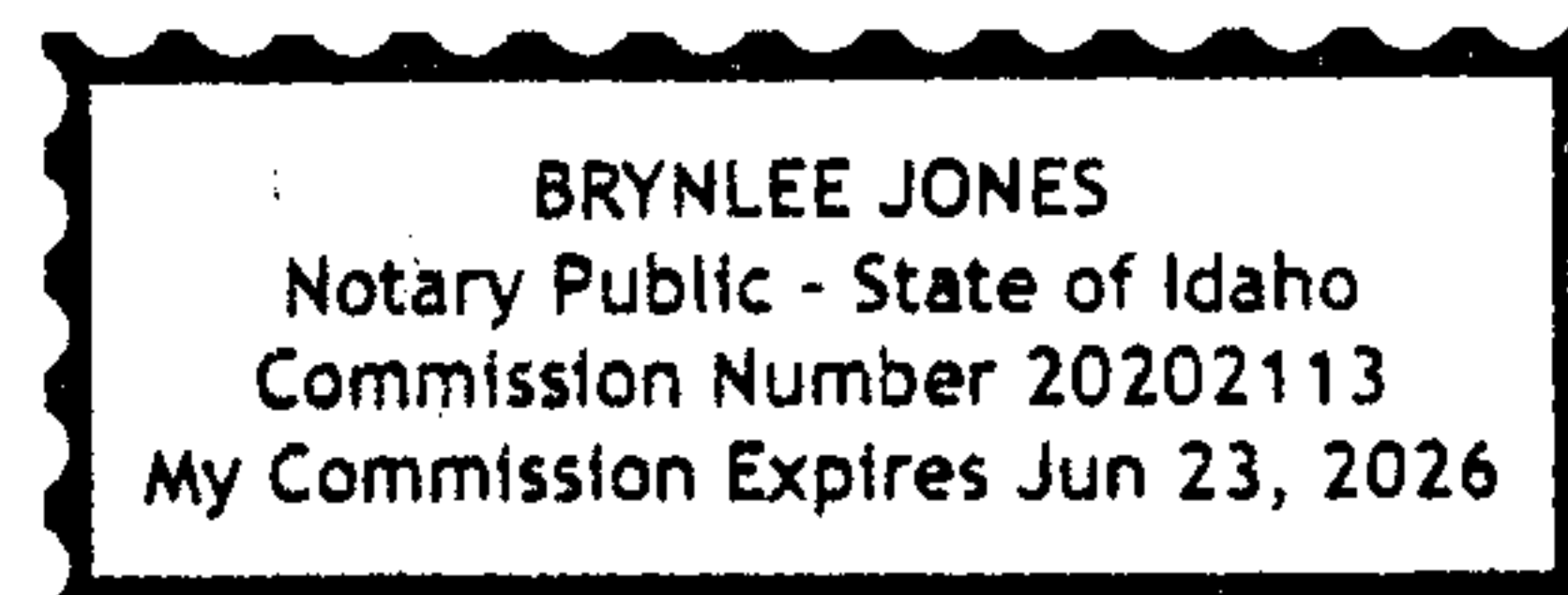
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 23, 2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PLAINS COMMERCE BANK, ITS SUCCESSORS AND ASSIGNS


AMANDA HAYES, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 23, 2023, before me, BRYNLEE JONES, personally appeared AMANDA HAYES known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PLAINS COMMERCE BANK, 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.


BRYNLEE JONES (COMM. EXP. 06/23/2026)
NOTARY PUBLIC



POD: 20230803
AS8022423IM - LR - AL



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MIN: 100521008081320047

MERS PHONE: 1-888-679-6377

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2023 10:11:27 AM
\$22.00 PAYGE
20230824000254570

Allen S. Bayl

