

**ALABAMA**  
**COUNTY OF SHELBY**  
**LOAN NO.: 8101390683**

**PREPARED BY: DANIEL FRONGNER**  
**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**



## ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign, transfer, and set over unto CITIZENS BANK, N.A., located at 10561 TELEGRAPH ROAD, GLEN ALLEN, VA 23059, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Mortgage dated JUNE 10, 2016, executed by DERRICK D. WALKER, A MARRIED MAN, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 10, 2016 as Document No. 20160610000202270 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

TOGETHER WITH all rights accrued or to accrue under said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 29, 2023.

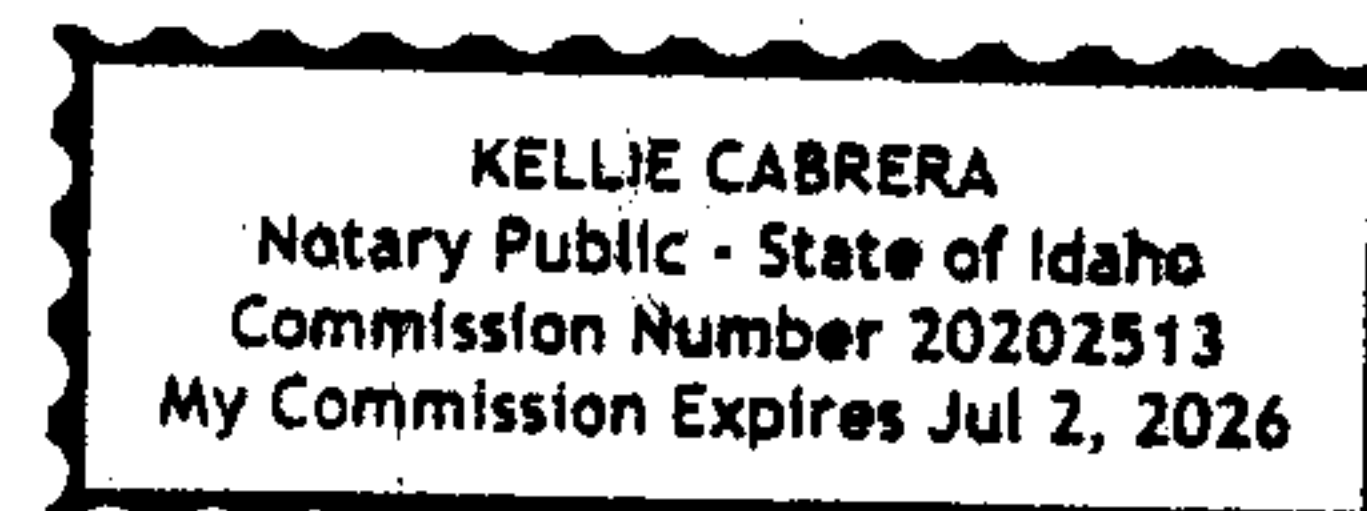
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS**

  
**DANIEL FRONGNER, VICE PRESIDENT**

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

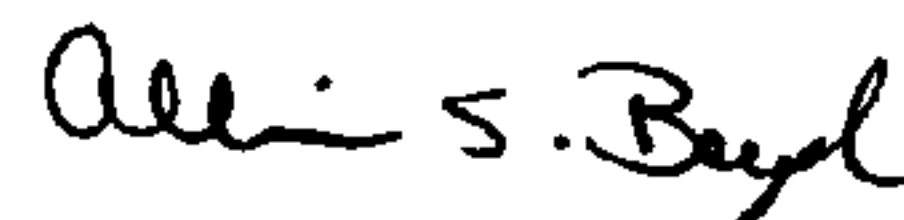
On AUGUST 29, 2023, before me, KELLIE CABRERA, personally appeared DANIEL FRONGNER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
**KELLIE CABRERA (COMMISSION EXP. 07/02/2026)**  
**NOTARY PUBLIC**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/29/2023 01:19:28 PM**  
**\$22.00 JOANN**  
**20230829000260620**





**CB8080118IM - AM - AL**



**MIN: 101345620160510009**

**MERS PHONE: 1-888-679-6377**