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11/28/2023 08:14:25 AM  
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**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 3357326005



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/28/2023 08:14:25 AM  
\$22.00 PAYGE  
20231128000343610

*Allen S. Byrd*

PREPARED BY: TIPHANY JO WILLIAMS  
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 QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, the current 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 AUGUST 31, 2016 executed by JACOB A. GARDNER AND LAUREN E. GARDNER, HUSBAND AND WIFE, Mortgagor, located at 1505 MITCH LN, ALABASTER, ALABAMA 35007-8574, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on SEPTEMBER 01, 2016 as Instrument No. 20160901000318340 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

### AS DESCRIBED IN SAID MORTGAGE

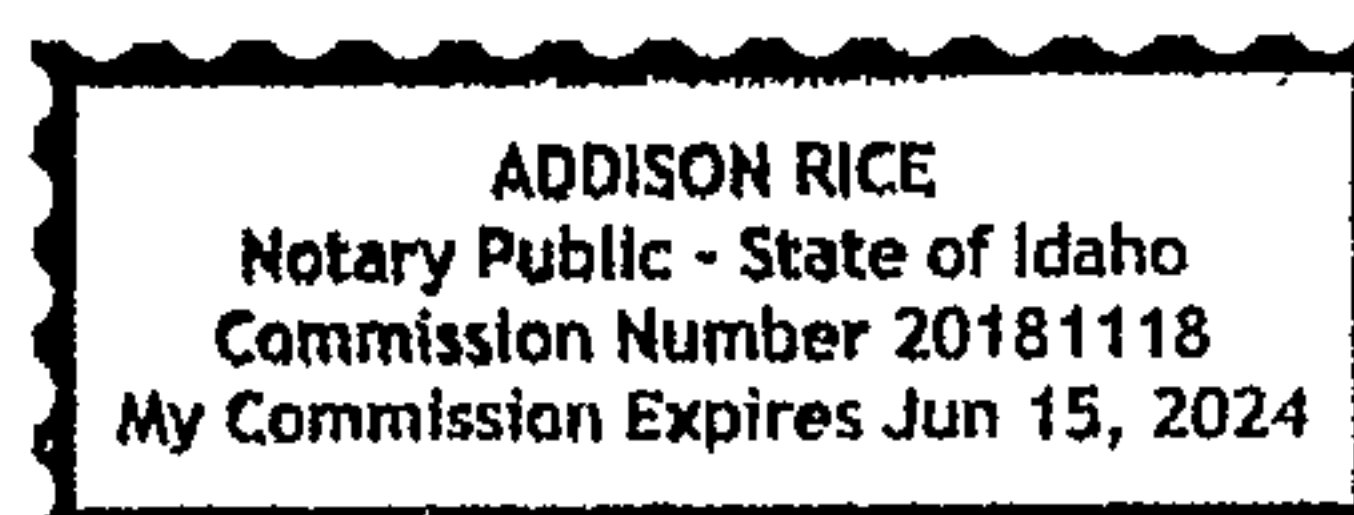
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 27, 2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS

*Tiffany Jo Williams*  
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On NOVEMBER 27, 2023, before me, ADDISON RICE, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR QUICKEN LOANS, INC., 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.

*Addison Rice*  
ADDISON RICE (COMM. EXP. 06/15/2024)  
NOTARY PUBLIC



POD: 20231121  
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