

MIN No.: 1000199-7442008237-5

MERS Phone Number: 1-888-679-6377

STATE OF ALABAMA )  
SHELBY COUNTY )

**ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned Mortgage Electronic Registration Systems, Inc as nominee for Guild Mortgage Company LLC, its successors and assigns (the "Assignor"), does hereby transfer, assign, set over and convey unto Guild Mortgage Company LLC, (the "Assignee"), its successors, transferees, and assigns forever, all right, title and interest of said Assignor in and to that certain Mortgage executed by Johnny Keene, married and Angela Dawn Keene, his wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC on January 27, 2023, and filed for record in Instrument Number 20230130000024570, in the Probate Office of Shelby County, Alabama, covering property described in said Mortgage, and all interest of the undersigned in and to the property described in said Mortgage.

IN WITNESS WHEREOF, said Assignor has hereunto set its signature this 23<sup>rd</sup> day of January 2024.

Mortgage Electronic Registration Systems, Inc as  
nominee for Guild Mortgage Company LLC, its  
successors and assigns

By:   
Brian Christopher Orsino, Assistant Secretary

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

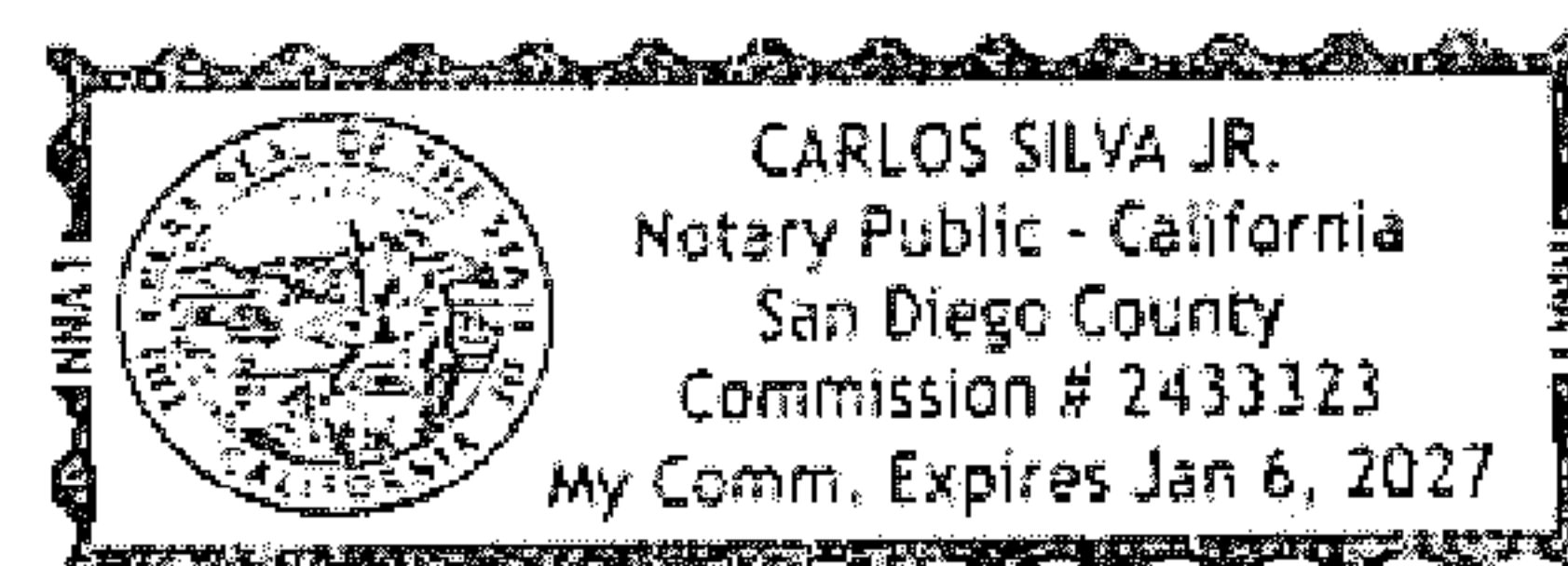
State of California  
County of San Diego

On **01/23/2024** before me, **Carlos Silva, Jr.**, Notary Public, personally appeared Brian Christopher Orsino who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

*I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.*

WITNESS my hand and official seal.

Signature  (Seal)



This instrument prepared by:  
Tiffany & Bosco, P.A.  
Ginny Rutledge, Esq.  
2501 20<sup>th</sup> Place South  
Suite 300  
Homewood, AL 35223  
File No.: 24-00317



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/25/2024 10:53:55 AM**  
**\$24.00 JOANN**  
**20240125000019590**

HCU008237F - KEENE

*Allen S. Bayl*