

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0006052641

PREPARED BY: TAWNYA RAINEY
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 UNITED TRUST BANK, 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 MARCH 10, 2023 executed by JAMES W. SKAGGS, JR. AND OVIDA J. SKAGGS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 430 TIMBER TRAIL, CHELSEA, ALABAMA 35043, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 21, 2023 as Instrument No. 20230621000185020 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

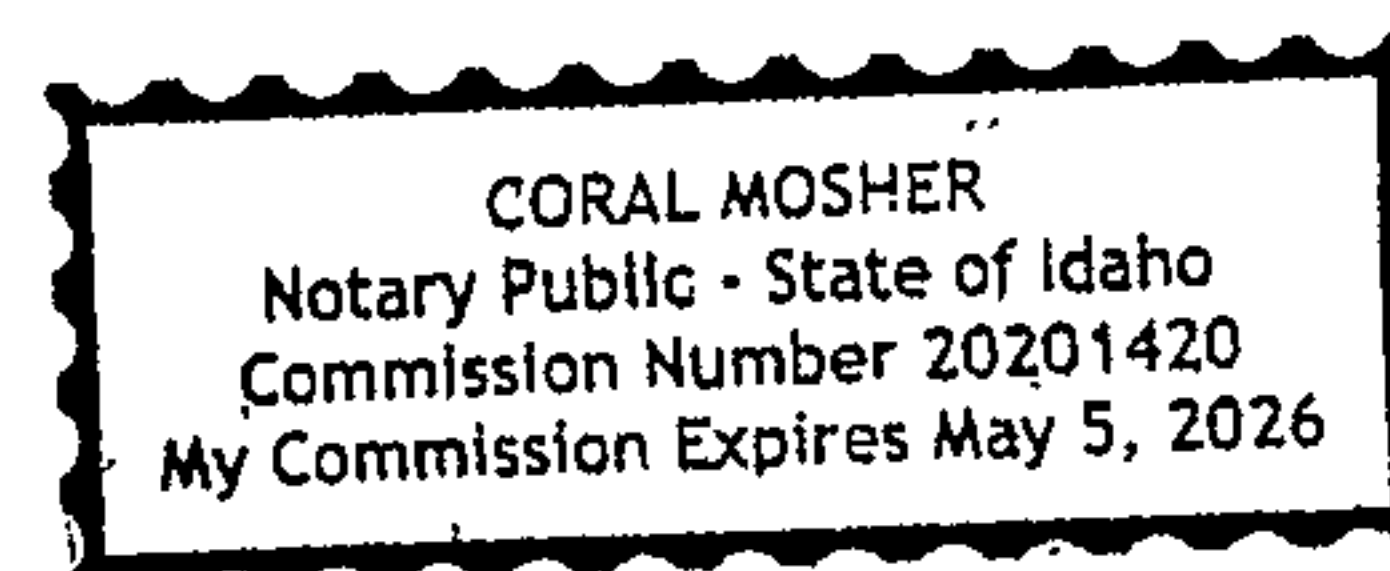
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JANUARY 30, 2024. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS


TAWNYA RAINEY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 30, 2024, before me, CORAL MOSHER, personally appeared TAWNYA RAINEY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST 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.


CORAL MOSHER (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20240109
VC8040119IM - LR - AL



Page 1 of 1



MIN: 101574300000291027

MERS PHONE: 1-888-679-6377



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2024 09:28:42 AM
\$22.00 BRITTANI
20240131000024430

