

Recording Requested By:
REGIONS BANK

When Recorded Return To:

LEAH KING
REGIONS BANK
5214 LINCOLN RD EXT
HATTIESBURG, MS 39402



CORPORATE ASSIGNMENT OF MORTGAGE

Shelby, Alabama
REGIONS BANK#: 0001899022551, "NGUGI" 4023122906

MIN #:100020420002234429 SIS #: 1-888-679-6377

Date of Assignment: January 31st, 2024
Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS
NOMINEE FOR DHI MORTGAGE COMPANY LTD, ITS SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI
48501-2026
Assignee: REGIONS BANK D/B/A REGIONS MORTGAGE at 5214 LINCOLN ROAD EXT, HATTIESBURG, MS
39402

Executed By: HANNAH WAMBUI NGUGI and JOSPHAT NJANI WANGAI, WIFE AND HUSBAND To: DHI
MORTGAGE COMPANY, LTD.
Dated: 10-29-2020 Recorded: 11-02-2020 as Instrument No. 20201102000494660, Book/Reel/Liber N/A, Page/Folio
N/A In the County of Shelby, State of Alabama.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage
having an original principal sum of \$265,485.00 with interest, secured thereby, and the full benefit of all the powers
and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the
said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the
terms contained in said Mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR
DHI MORTGAGE COMPANY LTD, ITS SUCCESSORS AND ASSIGNS
On January 31st, 2024

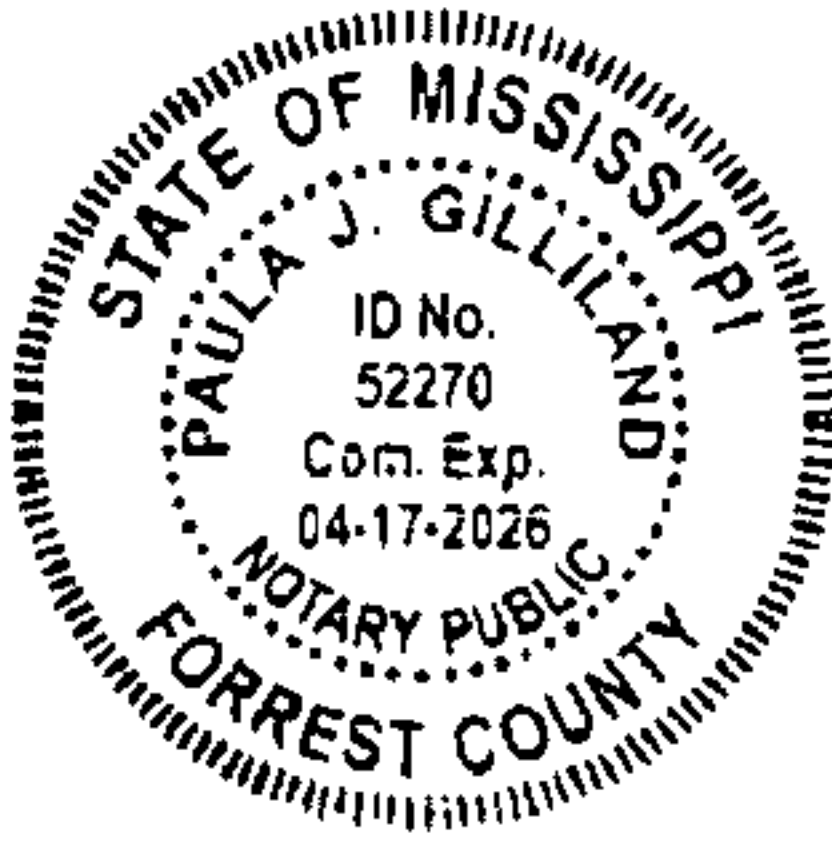
By: Leah King
LEAH KING, Assistant Vice-President



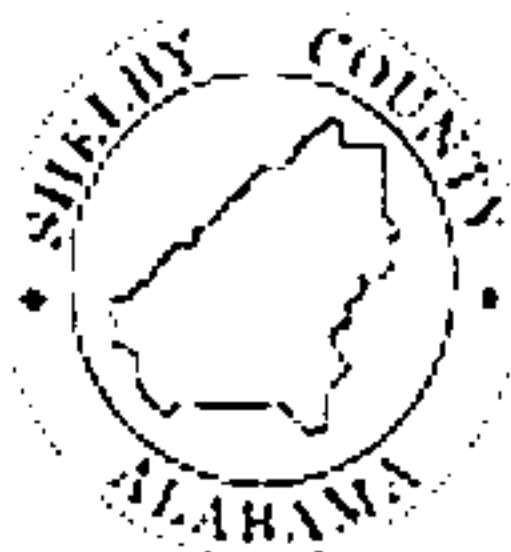
STATE OF Mississippi
COUNTY OF Lamar

On January 31st, 2024, before me, PAULA J. GILLILAND, a Notary Public in and for Lamar in the State of
Mississippi, personally appeared LEAH KING, Assistant Vice-President of MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR DHI MORTGAGE COMPANY
LTD, ITS SUCCESSORS AND ASSIGNS, personally known to me (or 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, and that by his/her/their signature on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,
Paula J. Gilliland
PAULA J. GILLILAND
Notary Expires: 4/17/2026 #52270



Prepared By: JODY RAVESIES, REGIONS BANK P O BOX 18001 HATTIESBURG, MS, 39404-8001 (800) 986-2462



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2024 10:00:24 AM
\$24.00 BRITTANI
20240131000024530

Allen S. Bayl