

ALABAMA
COUNTY OF **SHELBY**
LOAN NO.: **0820901841**

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 MORTGAGE SOLUTIONS OF COLORADO, LLC**, 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 **JULY 02, 2021** executed by **THERESA M FANCHER AN UNMARRIED PERSON**, Mortgagor, located at **905 BROKEN BOW TRAIL, ALABASTER, ALABAMA 35007**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC**, ITS **SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **JULY 09, 2021** as Instrument No. **20210709000332930** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

AS DESCRIBED IN SAID MORTGAGE

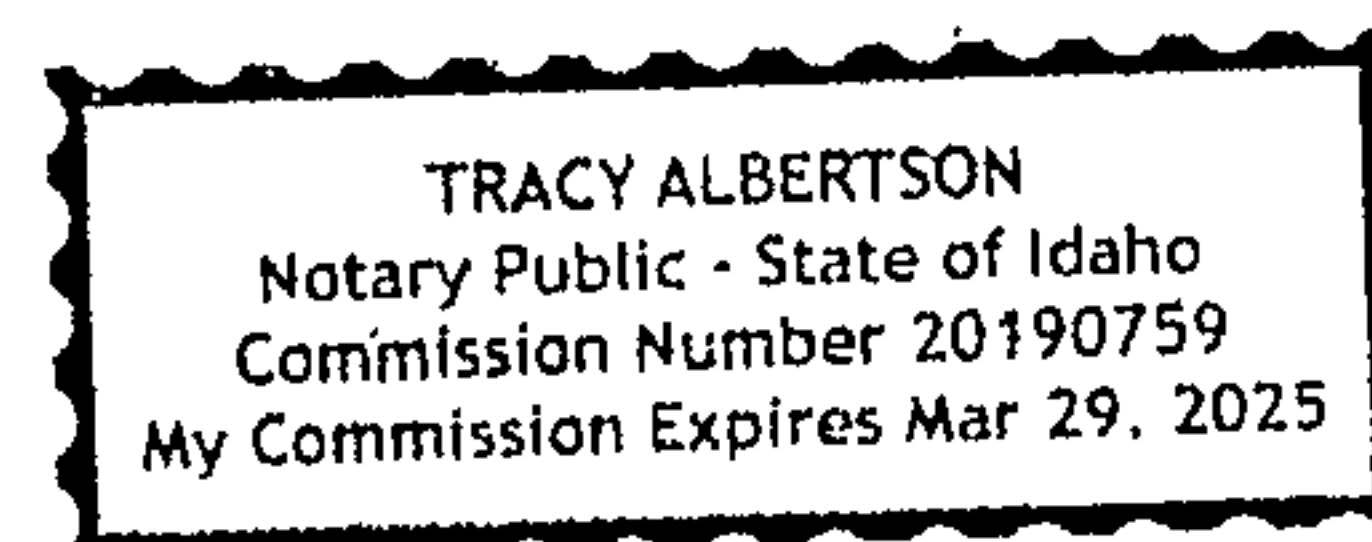
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **FEBRUARY 07, 2024**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS **MORTGAGEE**


TAWNYA RAINEY, VICE PRESIDENT

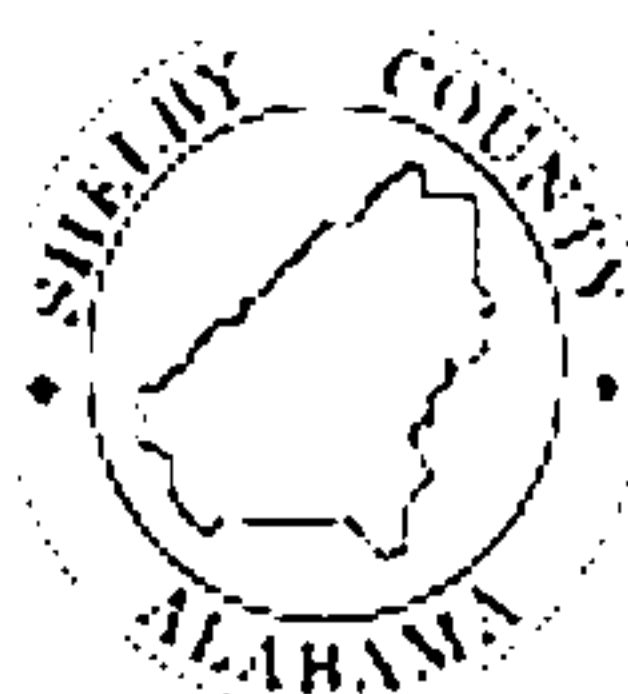
STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **FEBRUARY 07, 2024**, before me, **TRACY ALBERTSON**, personally appeared **TAWNYA RAINEY** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE** 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.


TRACY ALBERTSON (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



POD: **20240201**
AS8022423IM - LR - AL



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MIN: **100322140002737909**

Filed and Recorded **MERS PHONE: 1-888-679-6377**
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2024 09:14:57 AM
\$22.00 JOANN
20240208000031430

