

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 2016682789

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, **MATRIX FINANCIAL SERVICES CORPORATION**, located at **446 WRENPLACE RD. FORT MILL, SC 29715**, 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 **DECEMBER 05, 2017** executed by **CELESTE DICK PRESTENBACH, UNMARRIED WOMAN**, Mortgagor, located at **1064 REGENCY WAY, BIRMINGHAM, ALABAMA 35242**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **DECEMBER 12, 2017** as Instrument No. **20171212000441970** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

AS DESCRIBED IN SAID MORTGAGE

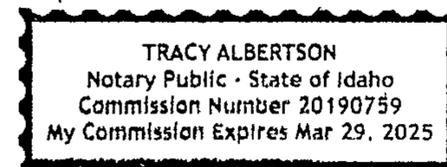
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **MARCH 20, 2024**.
MATRIX FINANCIAL SERVICES CORPORATION, BY ROUNDPOINT MORTGAGE SERVICING LLC F/K/A ROUNDPOINT MORTGAGE SERVICING CORPORATION, ITS ATTORNEY-IN-FACT

Tawnya Rainey
TAWNYA RAINEY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **MARCH 20, 2024**, before me, **TRACY ALBERTSON**, personally appeared **TAWNYA RAINEY** known to me to be the **VICE PRESIDENT** of **ROUNDPOINT MORTGAGE SERVICING LLC F/K/A ROUNDPOINT MORTGAGE SERVICING CORPORATION AS ATTORNEY-IN-FACT FOR MATRIX FINANCIAL SERVICES CORPORATION** 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
TRACY ALBERTSON (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20240227
RP8020117IM - LR - AL



Filed and Recorded **MERS PHONE: 1-888-679-6377**
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2024 09:15:38 AM
\$22.00 JOANN
20240321000076770

Allie S. Bayl