

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 2013923392

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 23, 2020** executed by **PEDRO YI PEREZ AND ZAHIRA Y SANCHEZ, HUSBAND AND WIFE**, Mortgagor, located at **1057 FAIRBANK LN, CHELSEA, ALABAMA 35043**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **JANUARY 05, 2021** as Instrument No. **20210105000007910** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

AS DESCRIBED IN SAID MORTGAGE

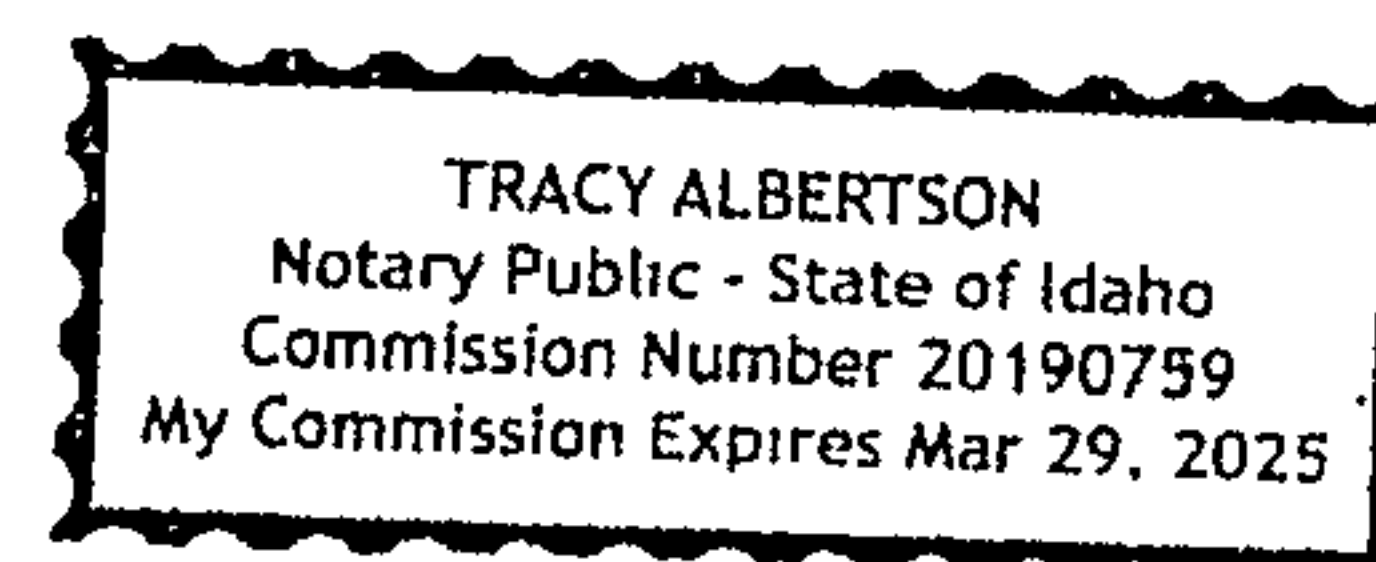
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **APRIL 30, 2024**.
MATRIX FINANCIAL SERVICES CORPORATION, BY ROUNDPOINT MORTGAGE SERVICING LLC F/K/A ROUNDPOINT MORTGAGE SERVICING CORPORATION, ITS ATTORNEY-IN-FACT


TAWNYA RAINEY, VICE PRESIDENT

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

On **APRIL 30, 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 (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20240422
RP8020117IM - LR - AL



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MIN: 100392411207484745

Filed and Recorded MERS PHONE: 1-888-679-6377
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 11:16:58 AM
\$22.00 BRITTANI
20240501000126830

