

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 40136861

PREPARED BY: TRACY ALBERTSON
PEIRSONPATTERSON, LLP
4400 ALPHA ROAD
DALLAS, TX 75244
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 FIRST-CITIZENS BANK & TRUST COMPANY, 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 OCTOBER 27, 2022 executed by ZACHARY M. WOODFIN AND FAWN B. WOODFIN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 2578 BLACKRIDGE CV, HOOVER, ALABAMA 35244, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST-CITIZENS BANK & TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on OCTOBER 27, 2022 as Instrument No. 20221027000404320 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

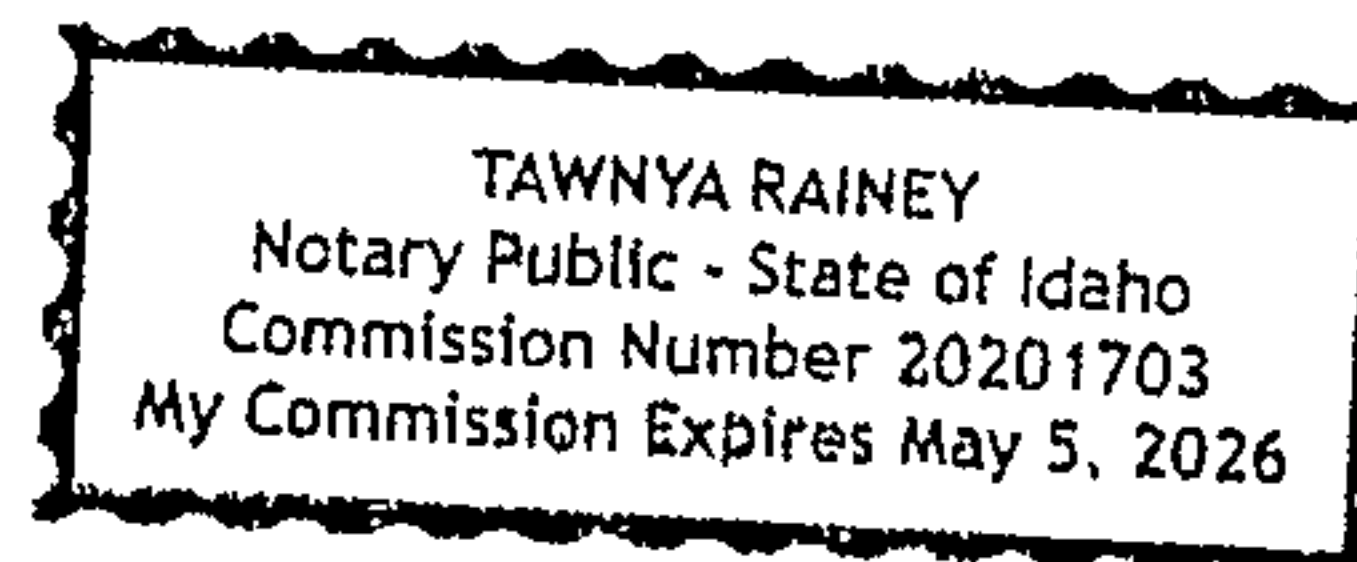
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 01, 2024.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE


TRACY ALBERTSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 01, 2024, before me, TAWNYA RAINEY, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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.


TAWNYA RAINEY (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20240617
FC8121723IM - LR - AL



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 12:38:41 PM
\$22.00 BRITTANI
20240702000200130



MIN: 100113411000336595

MERS PHONE: 1-888-679-6377

