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ALABAMA  
COUNTY OF SHELBY  
LOAN NO.: 0142566397



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/08/2024 12:18:11 PM  
\$22.00 JOANN  
20240808000246740

*Allen S. Bayl*

PREPARED BY: AMANDA HAYES  
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 AVADIAN CREDIT UNION, 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 31, 2020 executed by STEVEN M COGGIN AND JULIE A COGGIN, HUSBAND AND WIFE, Mortgagor, located at 2024 OAK MEADOWS PL, BIRMINGHAM, ALABAMA 35242-3286, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 13, 2020 as Instrument No. 20200813000346790 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

### AS DESCRIBED IN SAID MORTGAGE

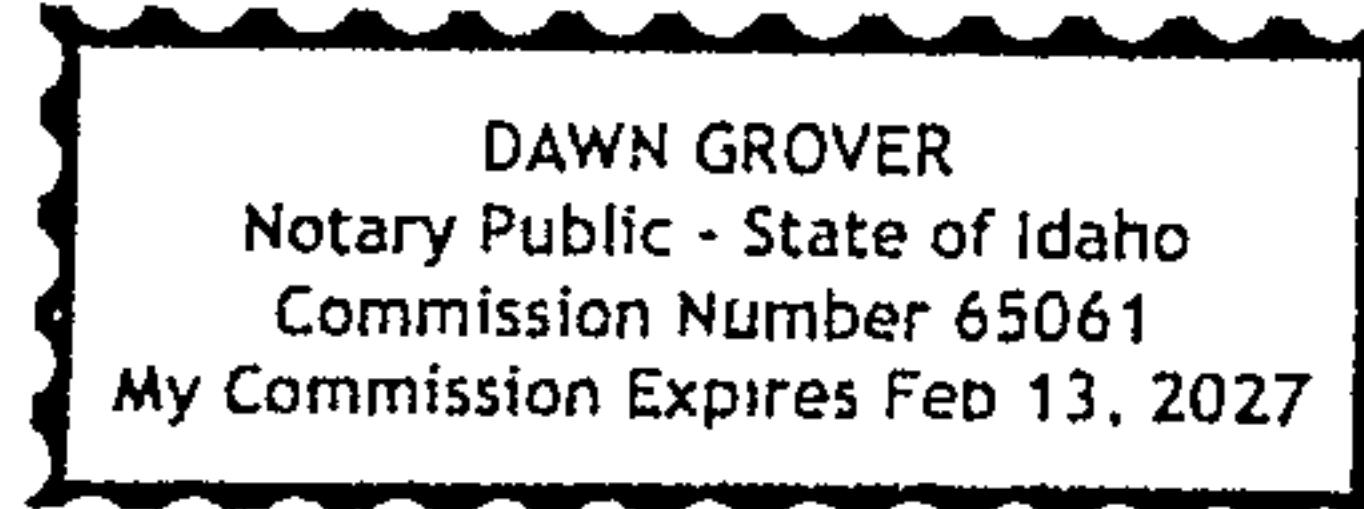
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 07, 2024.  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

AMANDA HAYES, VICE PRESIDENT

STATE OF IDAHO      COUNTY OF BONNEVILLE      ) ss.

On AUGUST 07, 2024, before me, DAWN GROVER, personally appeared AMANDA HAYES 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.

DAWN GROVER (COMM. EXP. 02/13/2027)  
NOTARY PUBLIC



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MERS PHONE: 1-888-679-6377