

20240813000252890
08/13/2024 11:20:09 AM
REL 1/1

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8012259845



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2024 11:20:09 AM
\$22.00 PAYGE
20240813000252890

Allen S. Bayl

PREPARED BY: ALEXANDRA BARZEE
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 USAA FEDERAL SAVINGS BANK, 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 FEBRUARY 29, 2008 executed by MARIA SHEILDA S BOGGARTY AND JONATHAN E BOGGARTY, A MARRIED COUPLE, Mortgagor, located at 165 REESE DRIVE, ALABASTER, ALABAMA 35007-4010, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 03, 2008 as Instrument No. 20080303000085640 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

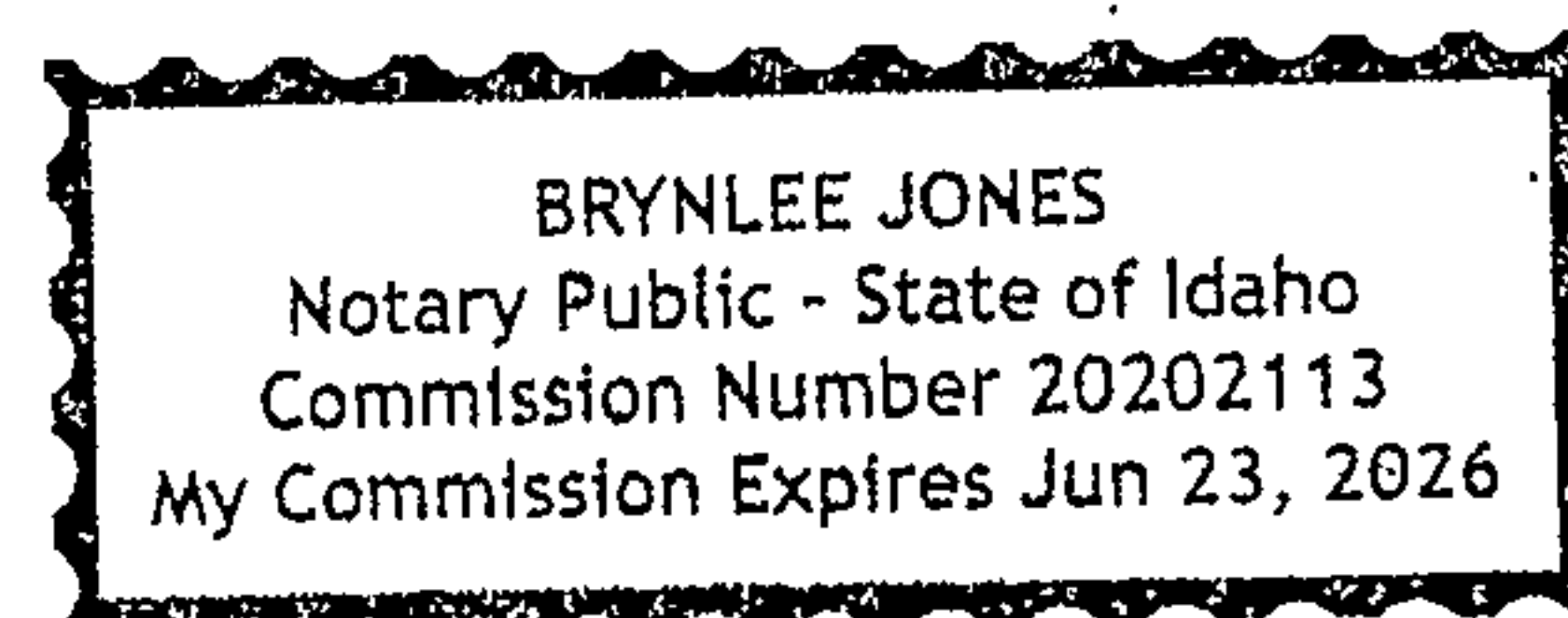
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 12, 2024. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS

Alexandra Barzee
ALEXANDRA BARZEE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 12, 2024, before me, BRYNLEE JONES, personally appeared ALEXANDRA BARZEE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS 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.

Brynlee Jones
BRYNLEE JONES (COMM. EXP. 06/23/2026)
NOTARY PUBLIC



POD: 20240731
PH8010124IM - LR - AL



MIN: 100105600023660144

MERS PHONE: 1-888-679-6377