



1040 S Federal Hwy, Hollywood, FL 33020

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10/04/2024 08:26:03 AM
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The Instrument Prepared By:

Kate Kathiopeia
A&D Mortgage LLC
1040 S Federal Hwy
Hollywood FL 33020

After Recording return to:

A&D Mortgage LLC
1040 S Federal Hwy
Hollywood FL 33020

Satisfaction of Mortgage

Loan number: 0001052197
MERS ID: 100743000010521979
VRU: 1-888-679-6377

The undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as mortgagee, as nominee for **A&D Mortgage LLC** a Florida Limited Liability Company its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, hereby acknowledges that the below referenced mortgage has been paid in full and, in consideration thereof, does hereby cancel and discharge said mortgage.

Original Mortgagor: **5600 DOUBLE OAK LLC, AN ALABAMA LIMITED LIABILITY COMPANY**

Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as mortgagee, as nominee for **A&D Mortgage LLC** a Florida Limited Liability Company its successors and assigns

Dated: **9/8/2023**. Recorded: **9/19/2023** as Instrument Number **20230919000280620**, Book , Page , in the Official Records of **Shelby County, State of AL**, affecting Real Property and more particularly, described on said Mortgage referred to herein.

Principal Balance: **562,500.00**

Property address: **5600 DOUBLE OAK LN
BIRMINGHAM, AL 35242-3553**

Legal Description: **Exhibit "A"**

Hereby acknowledges full payment and satisfaction of said note and mortgage, hereby directs the Clerk of said Circuit Court to cancel the same of record.

IN WITNESS, WHEREOF, the said **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as mortgagee, as nominee for **A&D Mortgage LLC** a Florida Limited Liability Company its successors and assigns, by the officer duly authorized, has duly 10/3/2024 executed the foregoing instrument.

Today's Date: 10/3/2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as mortgagee as nominee for **A&D Mortgage LLC** its successors and assigns

By:

Iryna Isaieva, Vice President

State of Florida

County of Broward

On the 3 day of 10 in the year 2024 before me, the undersigned personally appeared **Iryna Isaieva, as Vice President of Mortgage Electronic Registration Systems Inc.**, as mortgagee, as nominee for **A&D Mortgage LLC** a Florida Limited Liability Company its successors and assigns, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the 1040 S Federal Hwy, Hollywood, FL 33020

Notary Public for Broward County, FL

My commission Expires September 20, 2026

Personally known CB

OR Produced Identification.



LEGAL DESCRIPTION

Exhibit A

Lot 25, according to the final plat of Mountain Crest Estates, as recorded in Map Book 32, page 76, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2024 08:26:03 AM
\$25.00 BRITTANI
20241004000310860

Allen S. Bayl