



20241018000327580 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
10/18/2024 10:59:20 AM FILED/CERT

Recording Requested By:
Regions Financial Corporation

When Recorded Return To:
Regions Bank
PO Box 18001
Hattiesburg, MS 39404-8001

Loan #: 0012144172 Date: October 9, 2024

**REINSTATEMENT OF MORTGAGE
RECONFIRMATION OF LIEN**

STATE OF AL
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared Jeff Keyseear, Vice President of Regions Bank, Being of sound mind and lawful age and known to the undersigned to the person whose name is subscribed to this instrument and, after first being duly sworn, did state the following to be true:

1. On March 6, 2023, AMY E WILDER, AN UNMARRIED WOMAN (hereinafter referred to as 'Mortgagor') Executed a Mortgage in the original principal sum of \$89,304.00 payable to REGIONS BANK.

2. The Mortgage was recorded on March 20, 2023 in the Office of the Judge of Probate Records for Shelby County, AL, as Instrument No.: 20230320000074900, Mortgage Book/Reel/Libor N/A: Page/Folio N/A which covered the property described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN HOOVER, SHELBY COUNTY, ALABAMA TO WIT: LOT 50-A, ACCORDING TO THE MAP AND SURVEY OF RESURVEY OF LOTS 50 AND 51, THIRD ADDITION, RIVERCHASE WEST SUBDIVISION, RECORDED IN MAP BOOK 8, PAGE 98, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. THIS BEING THE SAME PROPERTY CONVEYED TO AMY E. WILDER, DATED 12/06/2016 AND RECORDED ON 12/07/2016 IN INSTRUMENT NO. 20161207000446490, IN THE SHELBY COUNTY RECORDERS OFFICE. PARCEL NO. 11 7 25 0 004 017.000

The property is located in Shelby County County at 2157 PARTRIDGE BERRY RD, HOOVER, Alabama 35244-1136.

SOURCE OF TITLE: Instrument Number: 20161207000446490 Deed Book N/A, Page N/A

3. REGIONS BANK, an Alabama Corporation, erroneously executed a Release of Mortgage for the **\$89,304.00** Mortgage. The Release of Mortgage filed in the Office of the Judge of Probate Records for **Shelby** County, AL as Instrument No.: **20240904000274850**, Mortgage Book/Reel/Libor **N/A**: Page/ Folio **N/A** on **09/04/2024**.

Regions Bank desires to reconfirm the lien and reconfirm the existence of the **\$89,304.00** Mortgage as a priority lien on the Mortgaged Property.

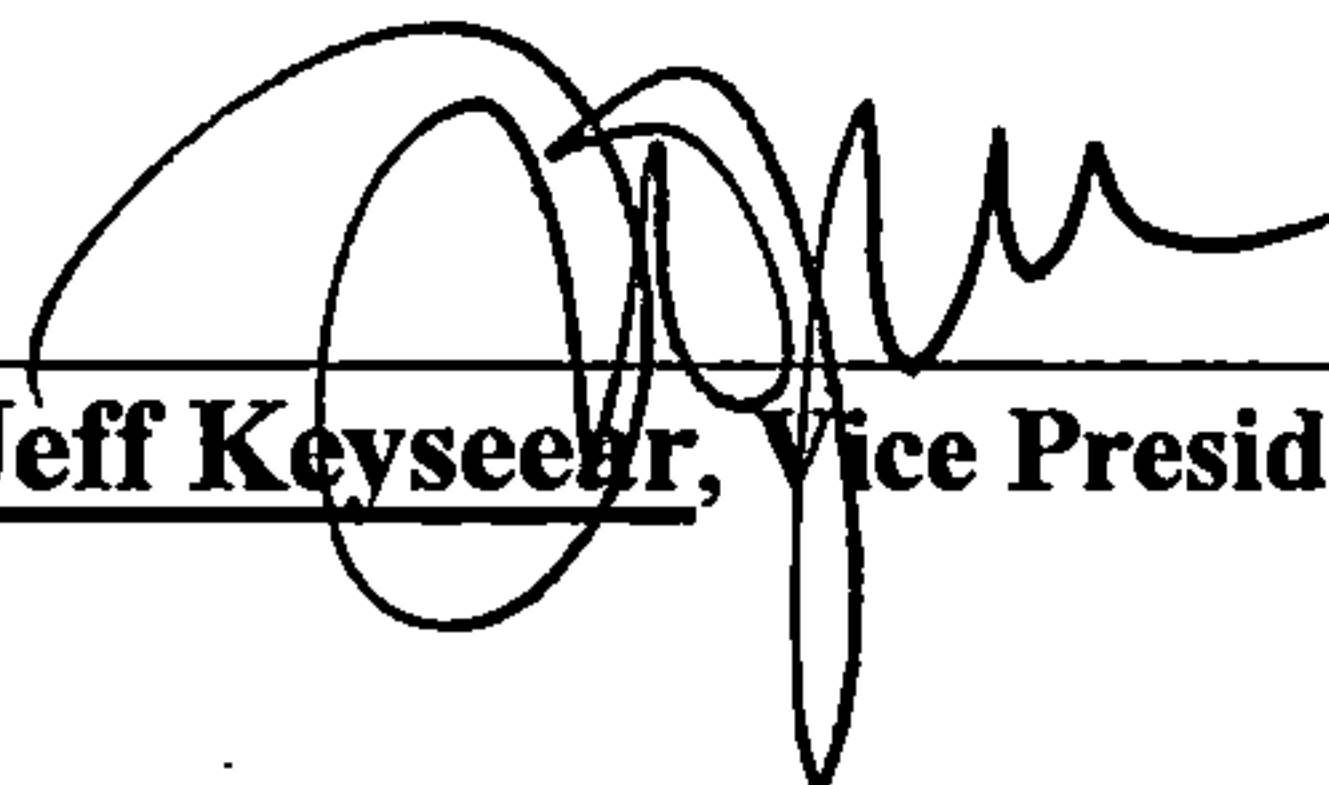
NOW THEREFORE, in consideration of the foregoing, Regions Bank, hereby asserts and affirms the following:

4. Regions Bank hereby confirms the continuing existence and validity of the lien of the **\$89,304.00** Mortgage recorded in the Office of the Judge of Probate Records for **Shelby** County, AL.

5. The action taken by REGIONS BANK to release the Mortgage was in error and is void, no consideration having been paid by the Mortgagor for such Release.

Executed this on **9th day of October, 2024**

Regions Bank

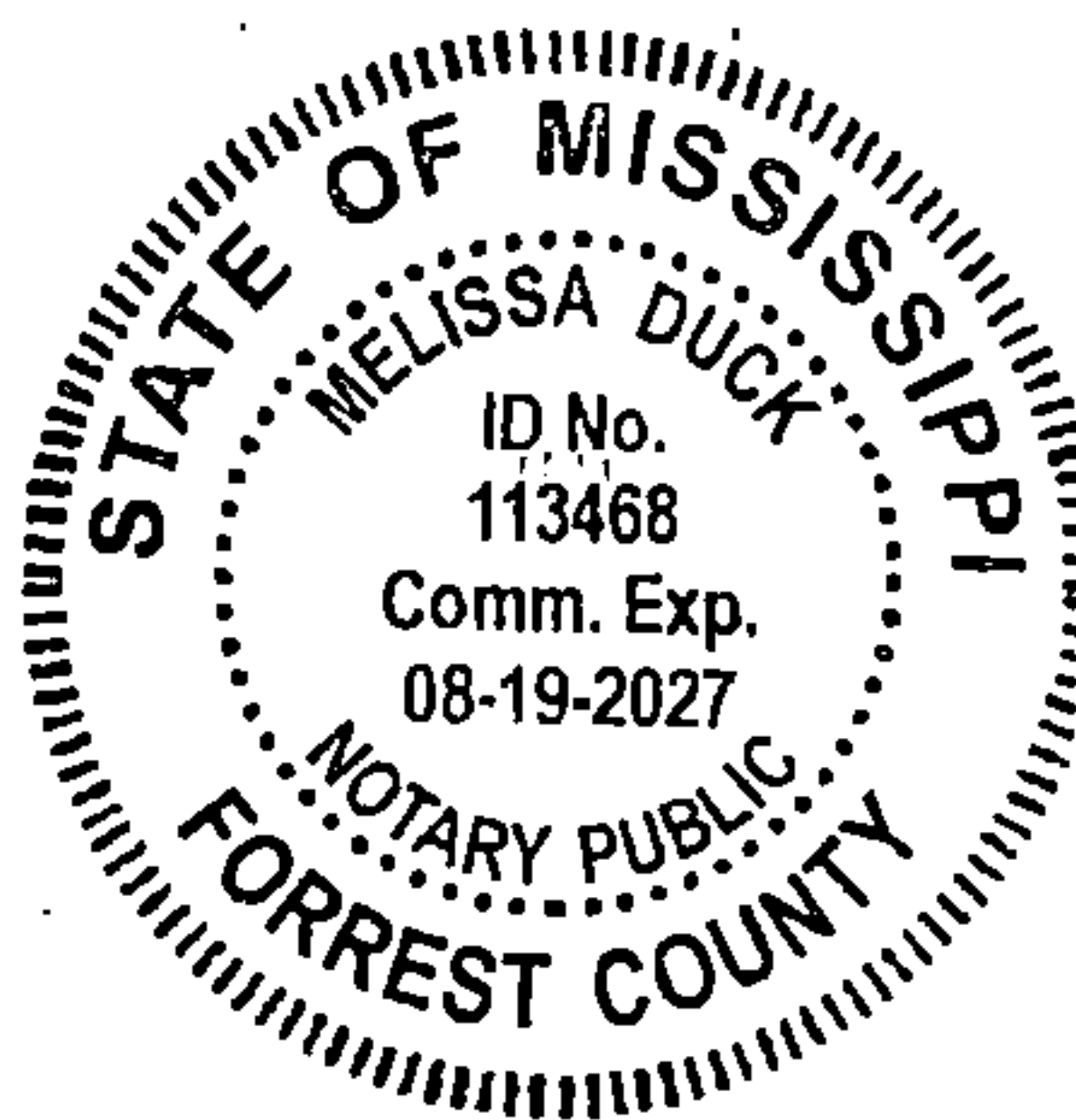

Jeff Keyseear, Vice President

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this **9th day of October, 2024**, within my jurisdiction, the within named **Jeff Keyseear**, who acknowledged that he is **Vice President** of **REGIONS BANK**, and that on behalf of the said entity, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.


NOTARY PUBLIC
Melissa Duck

Document Prepared by **Jeff Keyseear**
Regions Bank
P O Bank 18001
Hattiesburg, MS 39402





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CONSENT TO REINSTATEMENT OF MORTGAGE

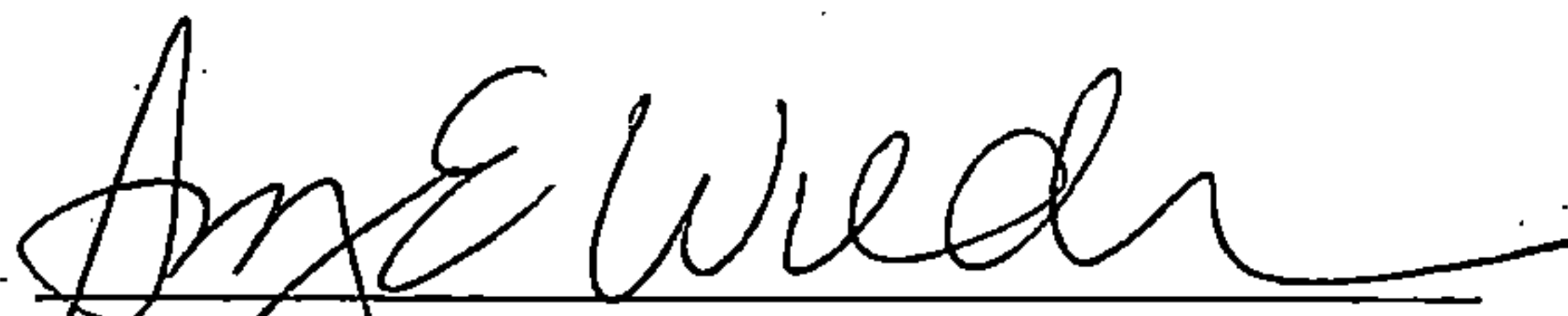
Amy E Wilder, an unmarried woman, consents and agrees to the filing of the Reinstatement of Mortgage and Reconfirmation of Lien by Regions Bank, mortgagee, attached here to as Exhibit A, as to the property described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN HOOVER, SHELBY COUNTY, ALABAMA TO WIT: LOT 50-A, ACCORDING TO THE MAP AND SURVEY OF RESURVEY OF LOTS 50 AND 51, THIRD ADDITION, RIVERCHASE WEST SUBDIVISION, RECORDED IN MAP BOOK 8, PAGE 98, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. THIS BEING THE SAME PROPERTY CONVEYED TO AMY E. WILDER, DATED 12/06/2016 AND RECORDED ON 12/07/2016 IN INSTRUMENT NO. 20161207000446490, IN THE SHELBY COUNTY RECORDERS OFFICE. PARCEL NO. 11 7 25 0 004 017.000

The property is located in Shelby County County at 2157 PARTRIDGE BERRY RD, HOOVER, Alabama 35244-1136.

Commonly known as: 2157 Partridge Berry Rd Hoover, AL 35244-1136

Dated: 4, October, 2024

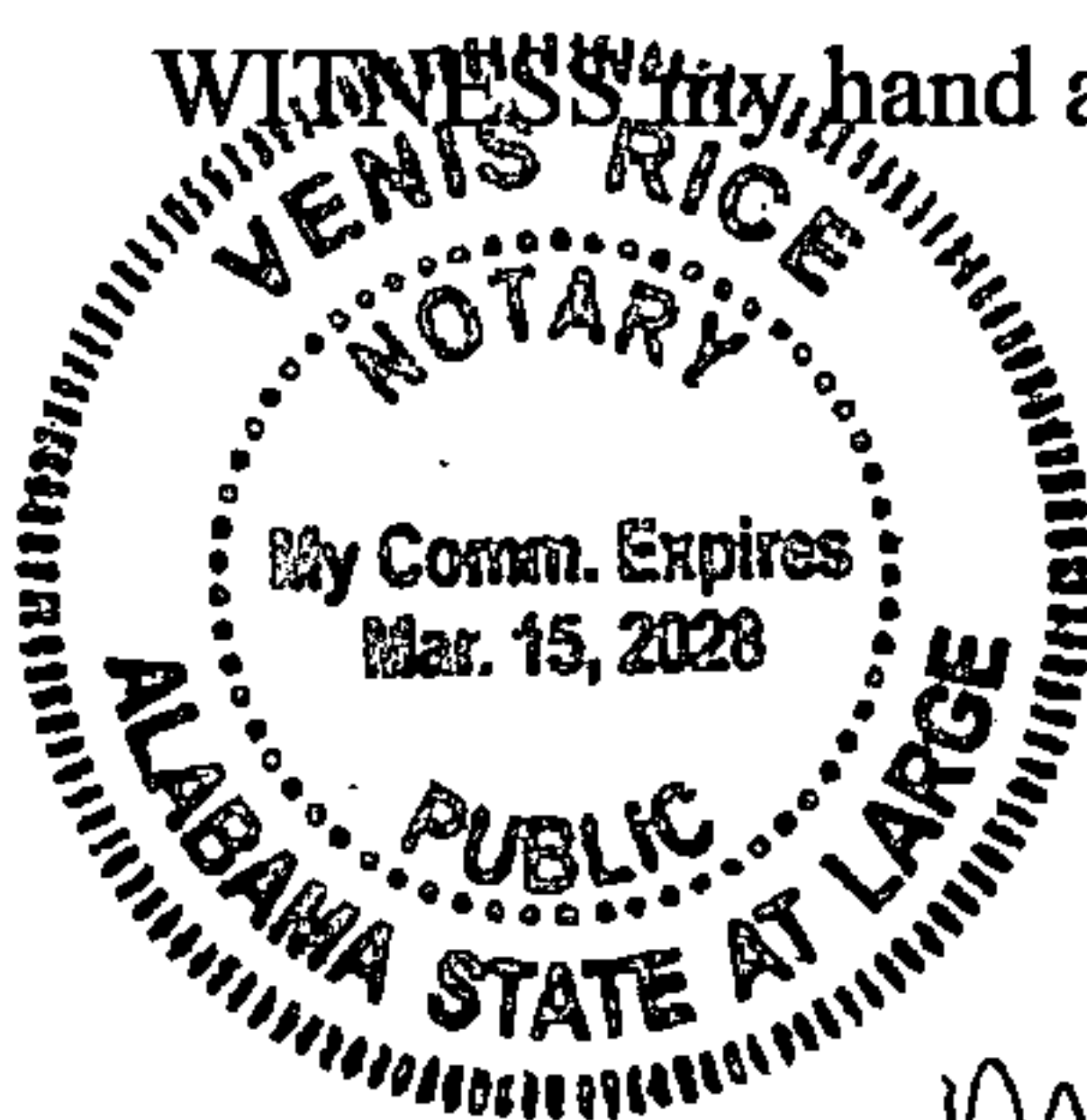

Amy E Wilder

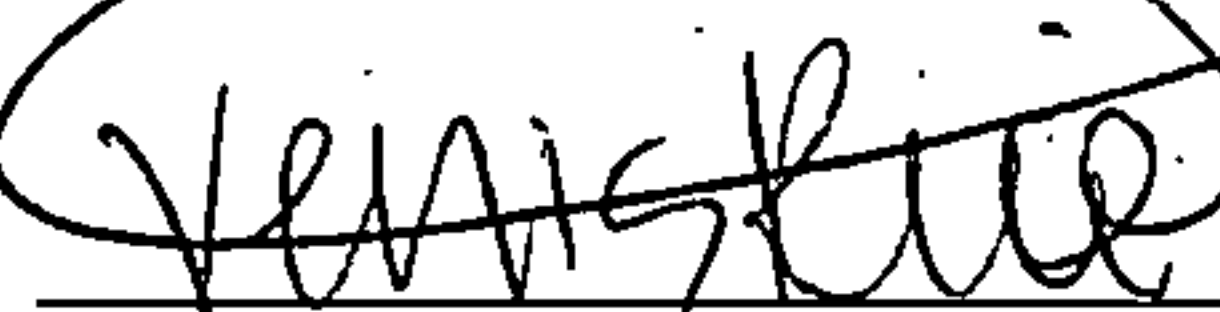
STATE OF ALABAMA

COUNTY OF SHELBY

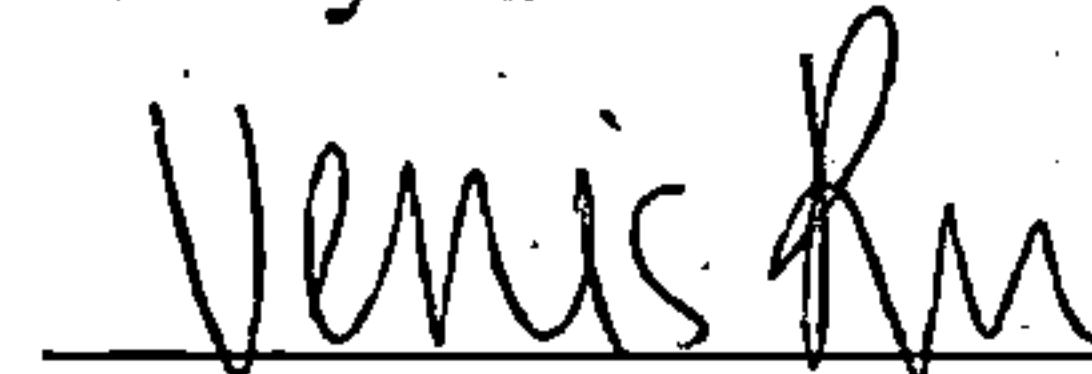
Before me, the undersigned, a notary public residing in this county and state, personally appeared AMY E WILDER, an unmarried woman, who acknowledged the execution of the foregoing for and on behalf of said Mortgagors.

WITNESS my hand and Notarial Seal this 4th day of October, 2024





Notary Public



Printed Signature

My Commission Expires: March 15, 2028

This instrument prepared by Regions Bank, 5214 Lincoln Rd Ext Hattiesburg, MS 39402

AFTER RECORDING RETURN TO: Regions Bank, 5214 Lincoln Rd Ext Hattiesburg, MS 39402