

ALABAMA
COUNTY OF **SHELBY**
LOAN NO.: **0024992604**

PREPARED BY: **TRACY ALBERTSON**
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, **THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1**, located at **C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119**, 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 **MARCH 22, 2006** executed by **J. D. SHUMATE AND JENNIFER SHUMATE, HUSBAND AND WIFE**, Mortgagor, located at **1020 MERIWEATHER DRIVE, CALERA, ALABAMA 35040**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **EQUIFIRST CORPORATION**, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **MARCH 24, 2006** as Instrument No. **20060324000138470**; **MODIFICATION RECORDED ON 06/03/2024 AS DOCUMENT/INSTRUMENT # 20240603000164590**. 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 **NOVEMBER 07, 2024**.
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 BY SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT

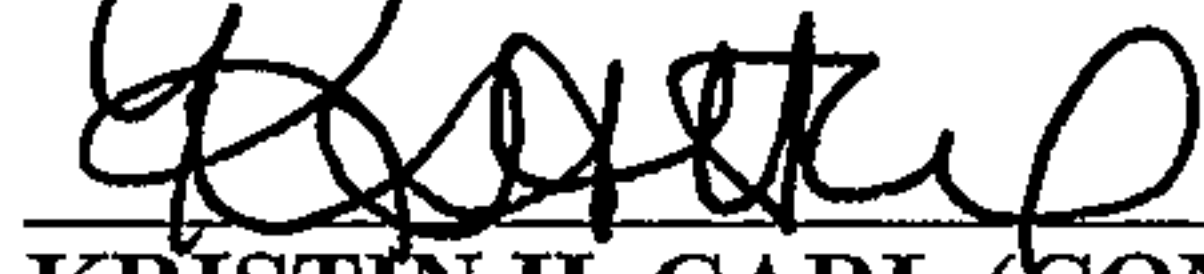

**TRACY ALBERTSON, ASSISTANT
SECRETARY**

POD: 20241029
SP8100114IM - LR - AL

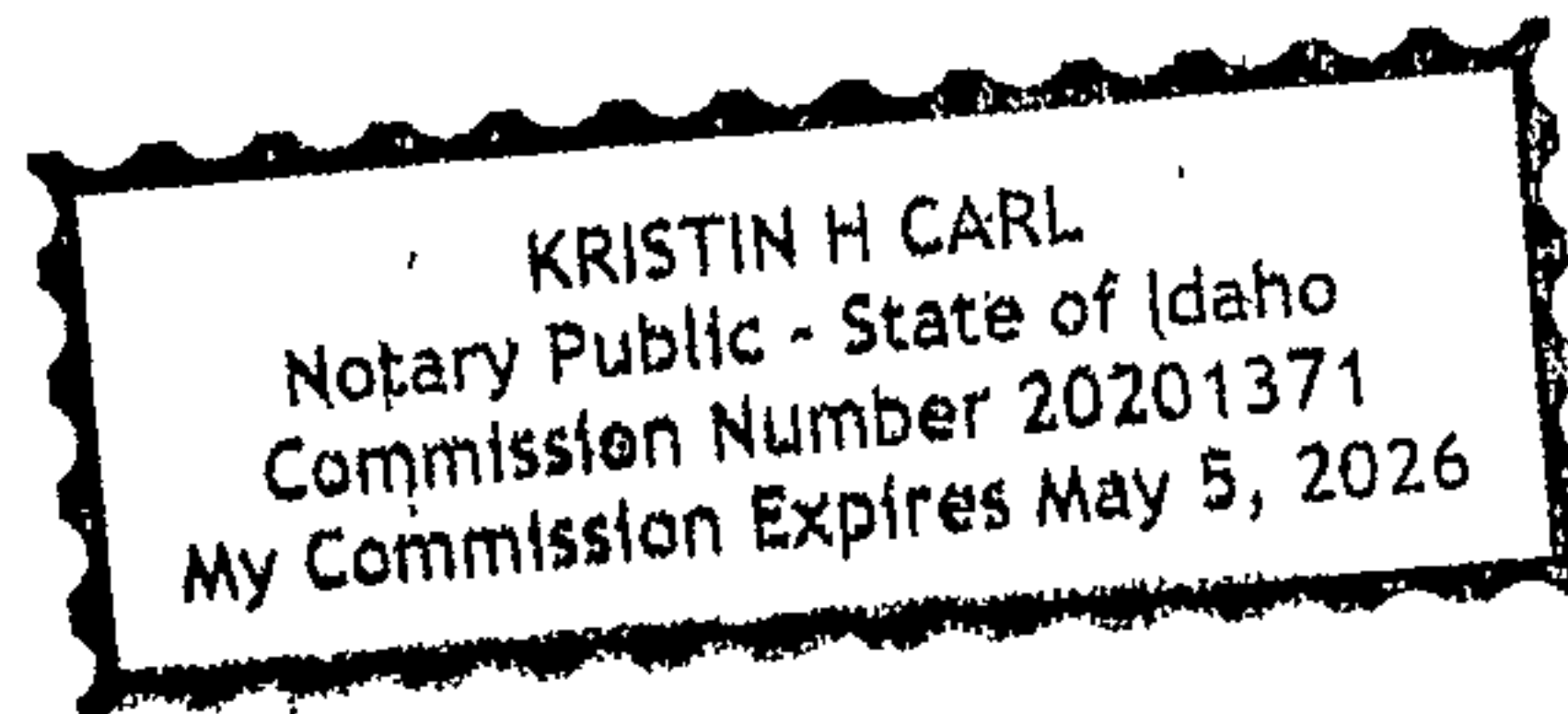


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On NOVEMBER 07, 2024, before me, KRISTIN H. CARL, personally appeared TRACY ALBERTSON known to me to be the ASSISTANT SECRETARY of SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 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.



KRISTIN H. CARL (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/08/2024 12:00:05 PM
\$27.00 PAYGE
20241108000348730

Allen S. Bayl