

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0001026079

PREPARED BY: TIPHANY JO WILLIAMS
PEIRSONPATTERSON, LLP
4400 ALPHA ROAD
DALLAS, TX 75244
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895



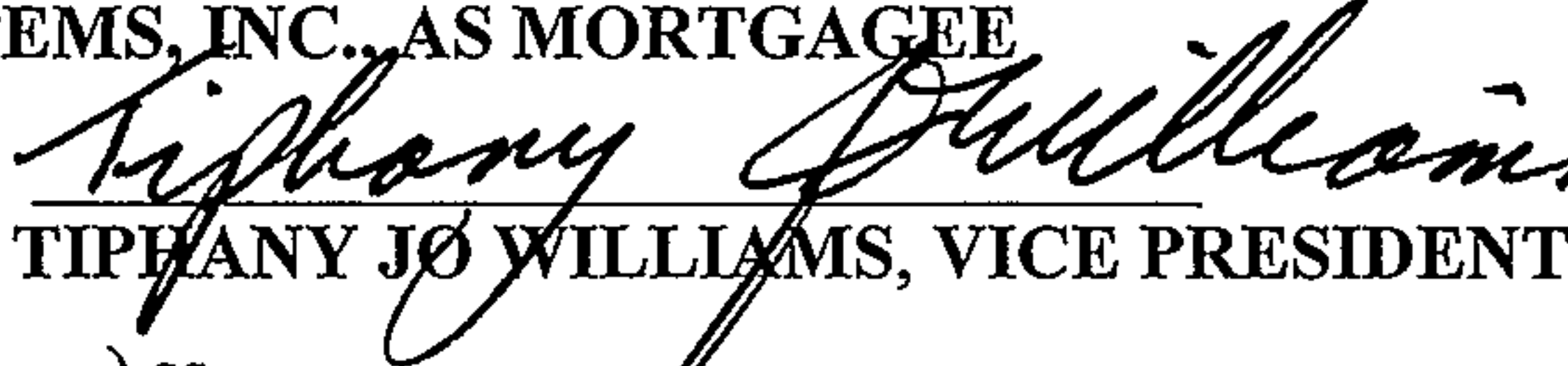
RELEASE OF MORTGAGE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNION HOME MORTGAGE CORP., 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 MAY 30, 2024 executed by CATHERINE A COWAN, AN UNMARRIED WOMAN, AND STEPHEN T HARIG, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 109 CARNOUSTIE DR, PELHAM, ALABAMA 35124, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNION HOME MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MAY 31, 2024 as Instrument No. 20240531000161710 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

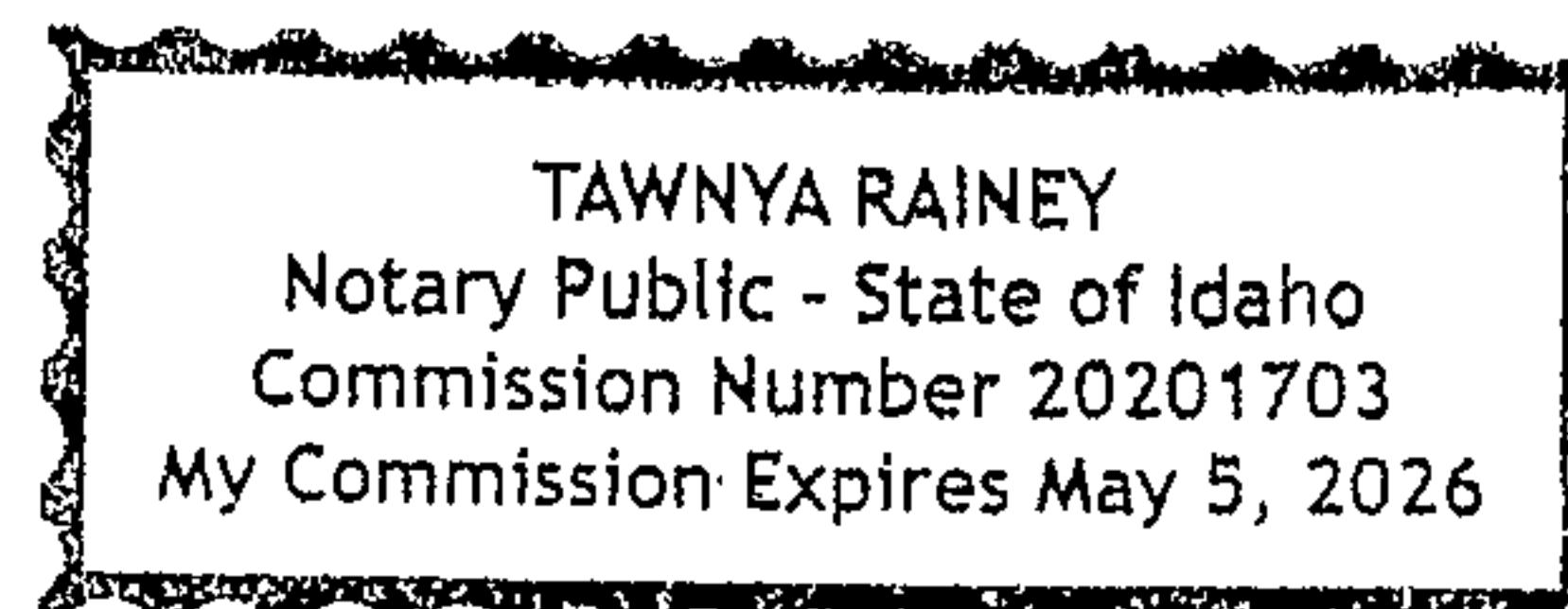
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 27, 2024.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE


TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 27, 2024, before me, TAWNYA RAINEY, personally appeared TIPHANY JO WILLIAMS 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.


TAWNYA RAINEY (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20241213
UH8121723IM - LR - AL



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MIN: 100074500010766325

Filed and Recorded MERS PHONE: 1-888-679-6377
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 08:08:20 AM
\$22.00 JOANN
20250102000000030

