

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 1001595391

PREPARED BY: TAWNIA RAINY
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 NEW AMERICAN FUNDING, LLC, 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 OCTOBER 07, 2024 executed by JUSTIN TYLER CARDWELL AND KATHRYN ROSE CARDWELL, FOR AND DURING THEIR JOINT LIVES AND UPON DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM, Mortgagor, located at 756 CRIDER RD, ALABASTER, ALABAMA 35114, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on OCTOBER 11, 2024 as Instrument No. 20241011000320750 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

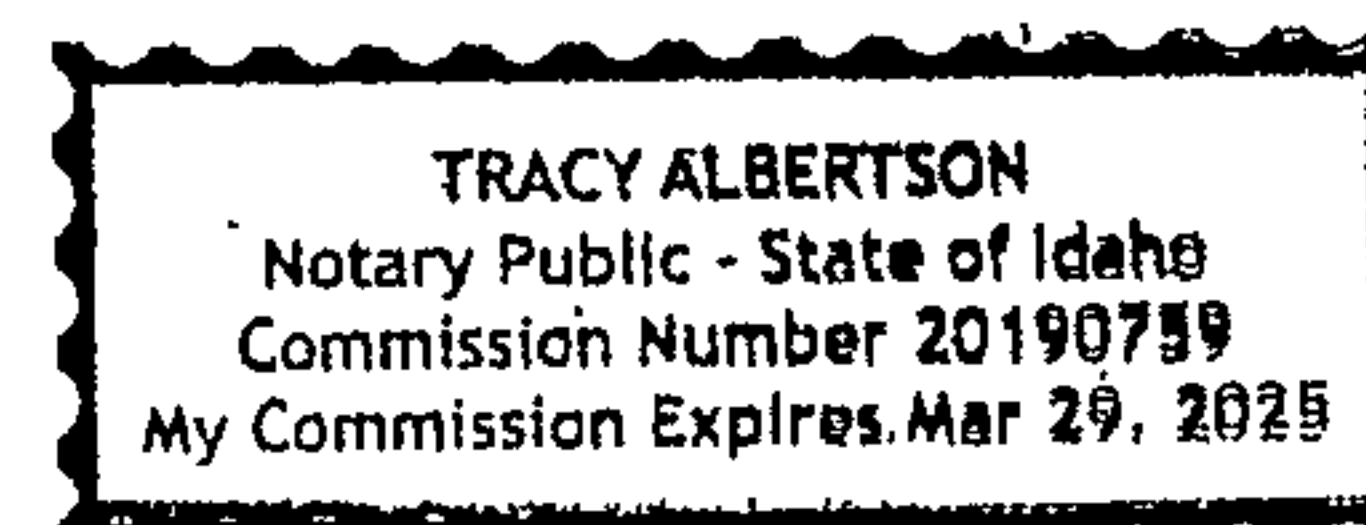
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JANUARY 22, 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS

Tawnia Rainey
TAWNIA RAINY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 22, 2025, before me, TRACY ALBERTSON, personally appeared TAWNIA RAINY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, 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.

Tracy Albertson
TRACY ALBERTSON (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20250113
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Page 1 of 1



MIN: 100376303045950054



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2025 08:26:24 AM
\$22.00 BRITTANI
20250124000023020

MERS PHONE: 1-888-679-6377

Allen S. Boyd