

ALABAMA

COUNTY OF SHELBY

LOAN NO.: 0000582352

PREPARED BY: ERIKA GRECO-PAGE, STATEBRIDGE COMPANY, LLC 6061 S. WILLOW DRIVE, SUITE
300, GREENWOOD VILLAGE, CO 80111 PH: 720-697-6364

WHEN RECORDED MAIL TO: ELLERY CUMMINGS AND FELICIA CUMMINGS, 24 CUMMINS DR., MONTEVALLO, AL
35115

RELEASE OF MORTGAGE

The undersigned, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I, located at C/O 6061 S. WILLOW DR., SUITE 300, GREENWOOD VILLAGE, CO 80111, the Mortgagee of that certain Mortgage described below, does hereby release and reconvey 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 SEPTEMBER 23, 2003 executed by ELLERY W. CUMMINGS AND FELICIA A. CUMMINGS, Mortgagor(s), to THE MORTGAGE OUTLET, INC., Original Mortgagee, and recorded on OCTOBER 2, 2003 as Instrument No. 20031002000665100 in Book 335 Page 473 in the Office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on 1/21/2025.
WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST AS TRUSTEE FOR
PNPMS TRUST I By STATEBRIDGE COMPANY, LLC As Attorney in Fact.



DAVID MCDONNELL, MANAGING DIRECTOR

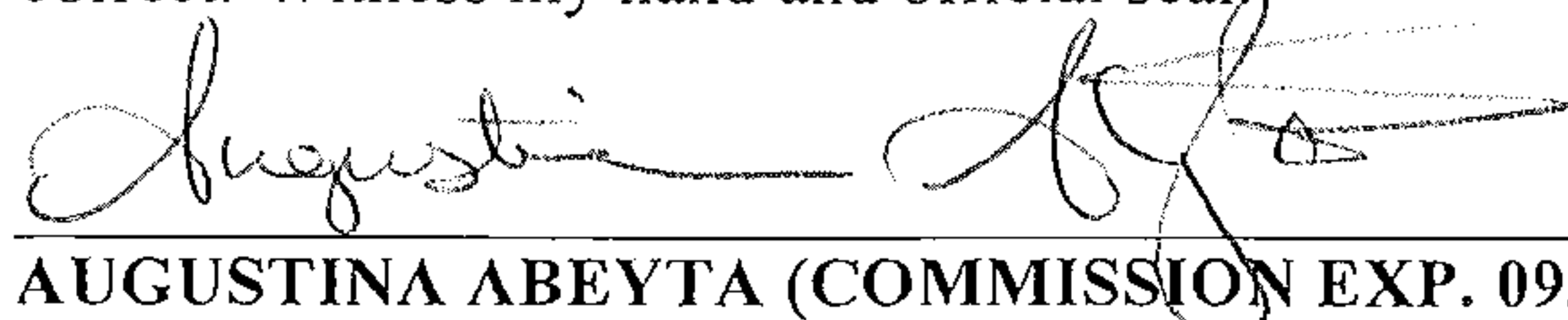
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF COLORADO

COUNTY OF ARAPAHOE) ss.

On 01/21/25, before me, AUGUSTINA ABEYTA, a Notary Public, personally appeared DAVID MCDONNELL, MANAGING DIRECTOR of WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I By STATEBRIDGE COMPANY, LLC As Attorney in Fact, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under Penalty of Perjury, under the laws of the State of Colorado, that the forgoing paragraph is true and correct. Witness my hand and official seal



AUGUSTINA ABEYTA (COMMISSION EXP. 09/09/2025)
NOTARY PUBLIC

AUGUSTINA ABEYTA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084034435

My Commission Expires: September 09, 2025

EXHIBIT A

Legal Description

A lot or parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, and more particularly described as follows: Commence at a point on the South boundary of County Highway #10 on the East boundary of a parcel conveyed to Agnes Cummings, said parcel described and recorded in Deed Book 222, page 983, in the Probate Records of Shelby County and said point being 513.1 feet North of the Southeast corner of said tract; thence run North $79^{\circ}40'$ West along said highway boundary 213.5 feet; thence run South 191 feet; thence run South $83^{\circ}10'$ East 211.5 feet; thence run North 177.7 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2025 03:15:45 PM
\$26.00 JOANN
20250124000024290

Allen S. Bayl