

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

When Recorded Return To:

NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



RELEASE OF MORTGAGE

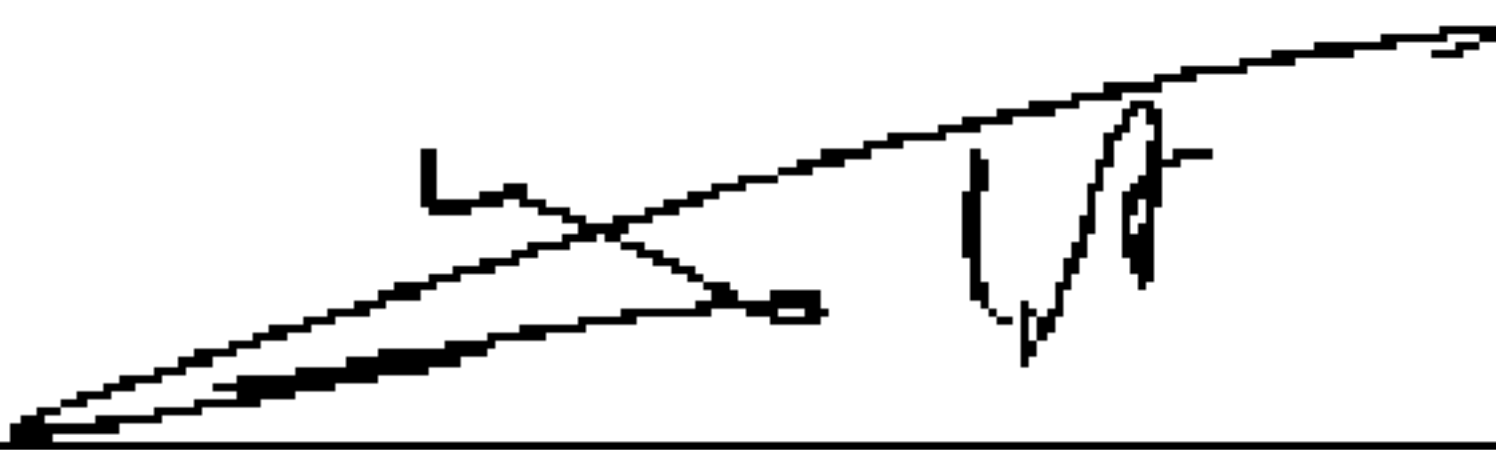
NATIONSTAR MORTGAGE #:*****1293 "HUTCHENS" Lender ID:GB2 Shelby, Alabama
MIN #: 10108760000048826 MERS Corporate Phone Number: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR TJC MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by AUSTIN HUTCHENS AN UNMARRIED MAN AND JULIET RAGUSA AN UNMARRIED WOMAN JOINT TENANTS to secure payment of the principal sum of \$196,363.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR TJC MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 10/20/2017 Recorded: 10/20/2017 as Instrument No.: 20171020000382640, is discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

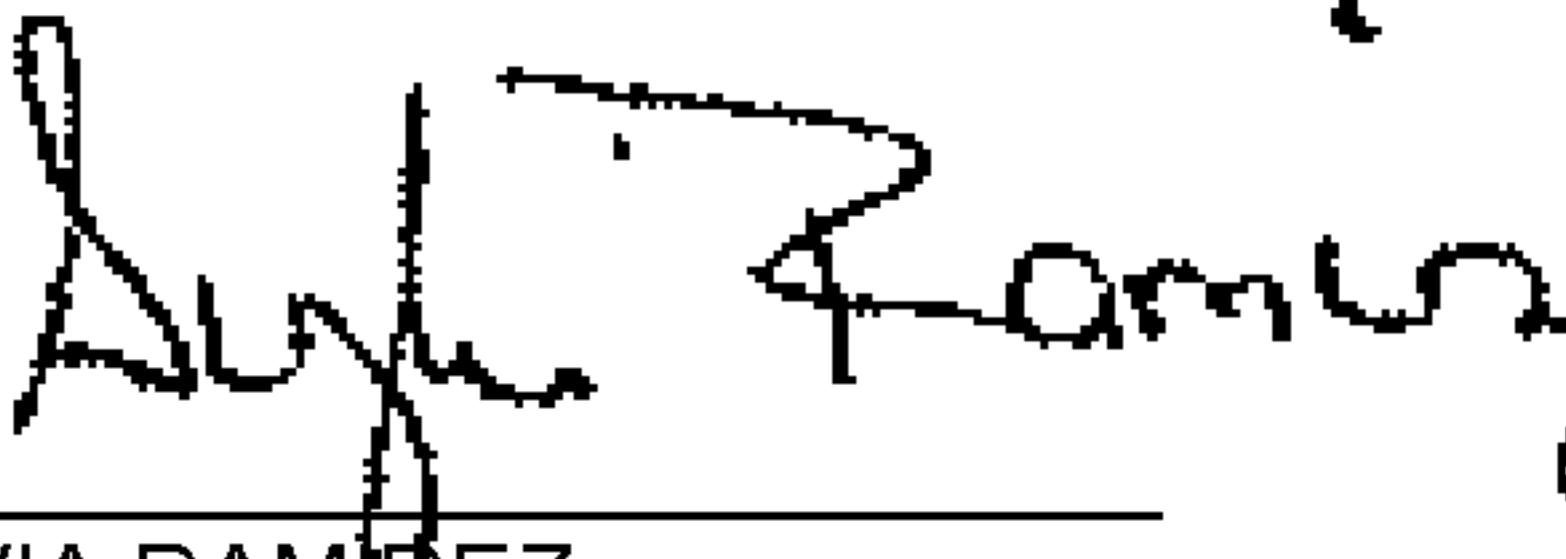
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR TJC MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS
On March 12th, 2025

By: 
TSEDALE ALEMU, Vice-President

STATE OF Texas
COUNTY OF Dallas

On March 12th, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU , Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR TJC MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

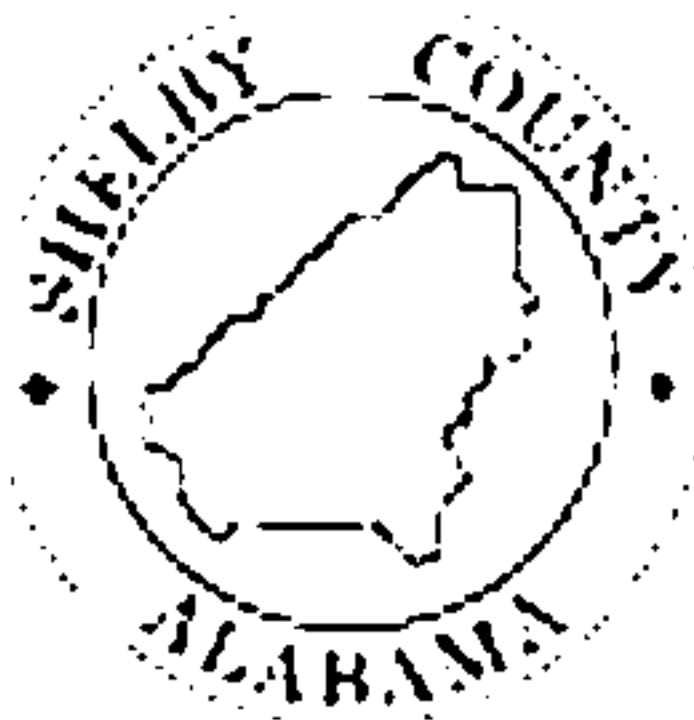
WITNESS my hand and official seal,


SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)

Prepared By:
Sylvia Ramirez, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019
1-888-480-2432



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2025 12:30:46 PM
\$22.00 JOANN
20250312000074410

