

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8018948946

PREPARED BY: TAWNYA RAINEY
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

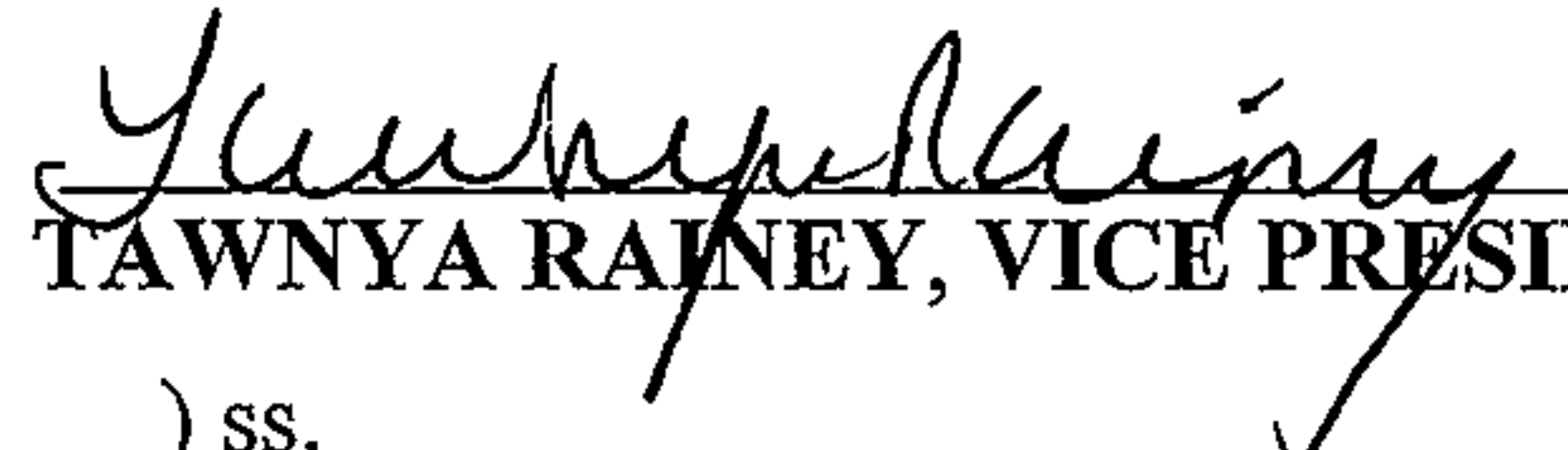
The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, 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 JULY 28, 2020 executed by SAWYER B. PHILLIPS AND KIMBERLY MONTEITH, BOTH UNMARRIED, Mortgagor, located at 3216 CHICKASAW LN, BIRMINGHAM, ALABAMA 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JULY 30, 2020 as Instrument No. 20200730000320840 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

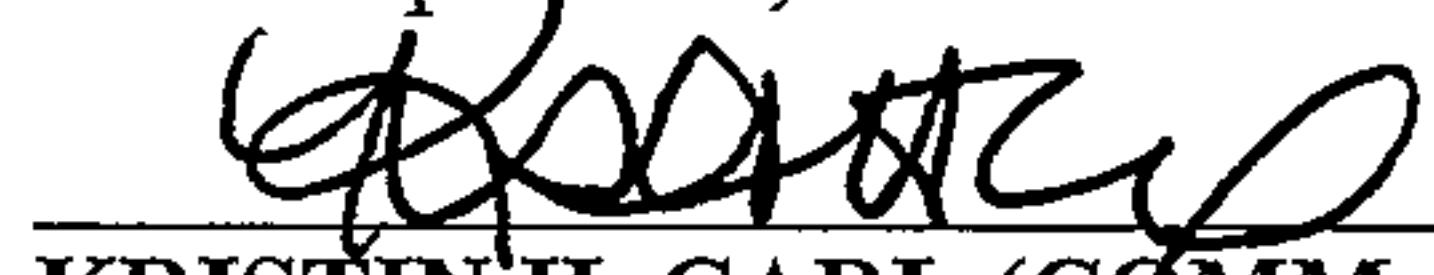
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 14, 2025.

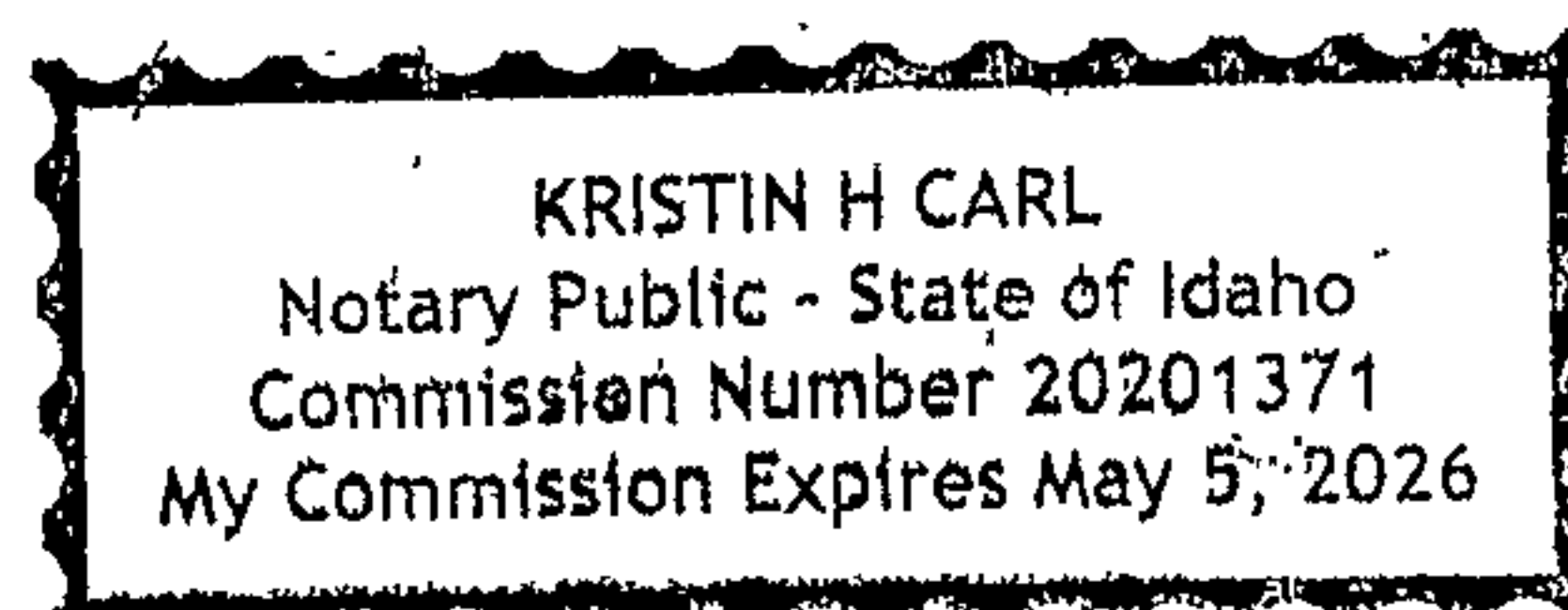
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS


TAWNYA RAINEY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MARCH 14, 2025, before me, KRISTIN H. CARL, personally appeared TAWNYA RAINEY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN LENDERS INC., 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.


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
03/18/2025 08:12:05 AM
\$22.00 PAYGE
20250318000079640

POD: 20250304
PH8010124IM - LR - AL



MIN: 100418300000945004

MERS PHONE: 1-888-679-6377