Prepared By/Record and Return to:

Levi Reyes LIEN RELEASE JPMORGAN CHASE BANK, N.A 700 KANSAS LANE, MAIL CODE LA4-3120 MONROE, LA 71203 Telephone Nbr: 1-866-756-8747 20250324000085960 03/24/2025 10:16:34 AM REL 1/1

SATISFACTION OF MORTGAGE

Pursuant to Ala. Code Sect. 35-10-27

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, owner of a certain mortgage from NICK J SPINA AND RAQUEL O SPINA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS dated 09/17/2021 and recorded on 10/20/2021 in the Records of the Judge of Probate Court of Shelby County, Alabama in BOOK NA, at PAGE NA, and/or as DOCUMENT 20211020000509340 does hereby acknowledge that it has received full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

Property Address: 240 CAHABA OAKS TRL INDIAN SPRINGS, AL 35124

Witness the due execution hereof by the owner and holder of said mortgage on 03/21/2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Ednique Williams, Vice President

STATE OF Louisiana } s.s.
PARISH OF Ouachita

On **03/21/2025**, before me appeared **Ednique Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS**, **INC.**, **AS MORTGAGE**, **AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION**, **ITS SUCCESSORS AND ASSIGNS** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Brenda R Davis - 126370 , Notary Public

Lifetime Commission

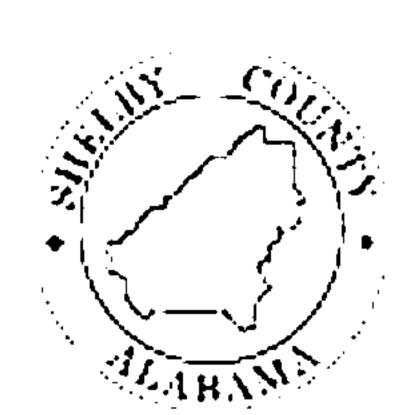
Brenda R Davis
State of Louislana
Lifetime Commission
Notary Public ID # 126370

Loan Number: 4031453995

MIN, if applicable: 100277210154192479 MERS Phone, if applicable: 1-888-679-6377

MERS Address, if applicable:

P.O. Box 2026, Flint, MI 48501-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2025 10:16:34 AM
\$22.00 JOANN

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