

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0148567605

PREPARED BY: TIPHANY JO WILLIAMS
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 MORTGAGE XPRESS 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 NOVEMBER 23, 2021 executed by MATTHEW C LADNIER AND KATHRYN M LADNIER HUSBAND AND WIFE, Mortgagor, located at 101 GRANDE VIEW LN, MAYLENE, ALABAMA 35114, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MORTGAGE XPRESS LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on NOVEMBER 24, 2021 as Instrument No. 20211124000565990 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

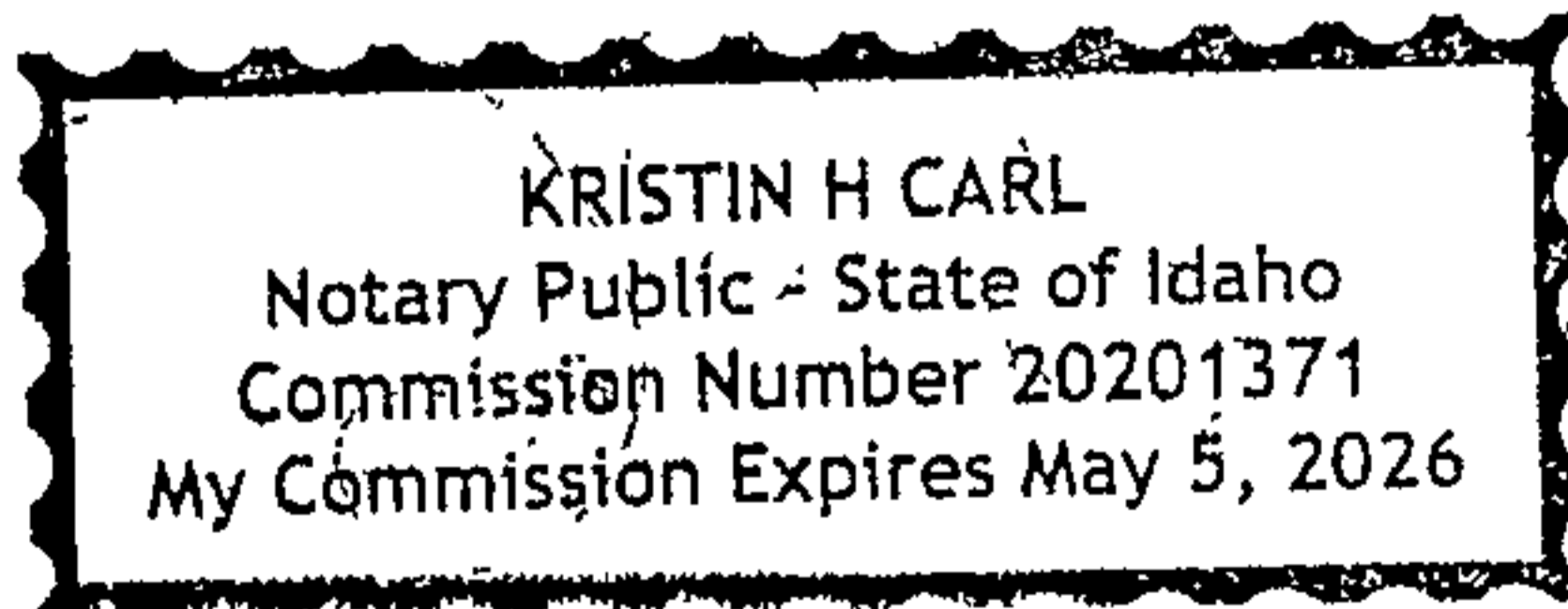
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 25, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

Tiphany Jo Williams
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MARCH 25, 2025, before me, KRISTIN H. CARL, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE 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.

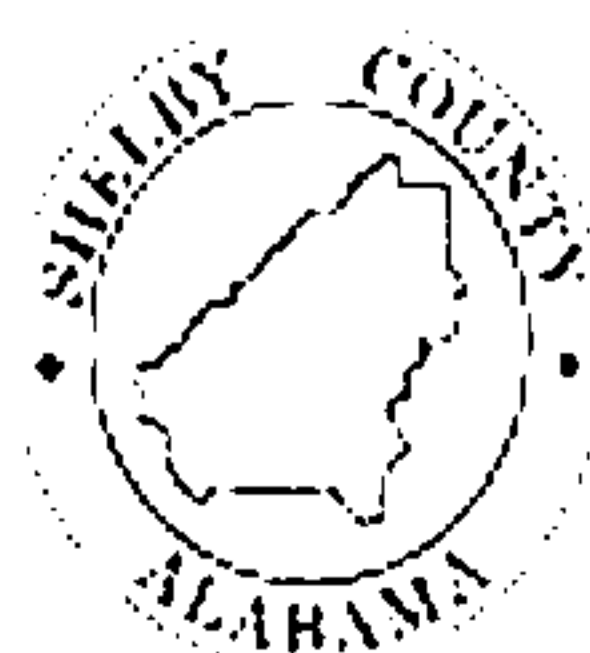
Kristin H. Carl
KRISTIN H. CARL (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20250314
FM8020113IM - LR - AL



MIN: 100394900005056117



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2025 07:58:10 AM
\$22.00 JOANN
20250327000091690

MERS PHONE: 1-888-679-6377

Allie S. Beyl