

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 2009862554

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 FAIRWAY INDEPENDENT MORTGAE CORPORATION, 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 AUGUST 09, 2021 executed by CODY B SUGGS, AN UNMARRIED MAN AND RICHARD IRA WYATT, A MARRIED MAN, Mortgagor, located at 902 MORNING SUN DR, BIRMINGHAM, ALABAMA 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 10, 2021 as Instrument No. 20210810000387990 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 APRIL 14, 2025.

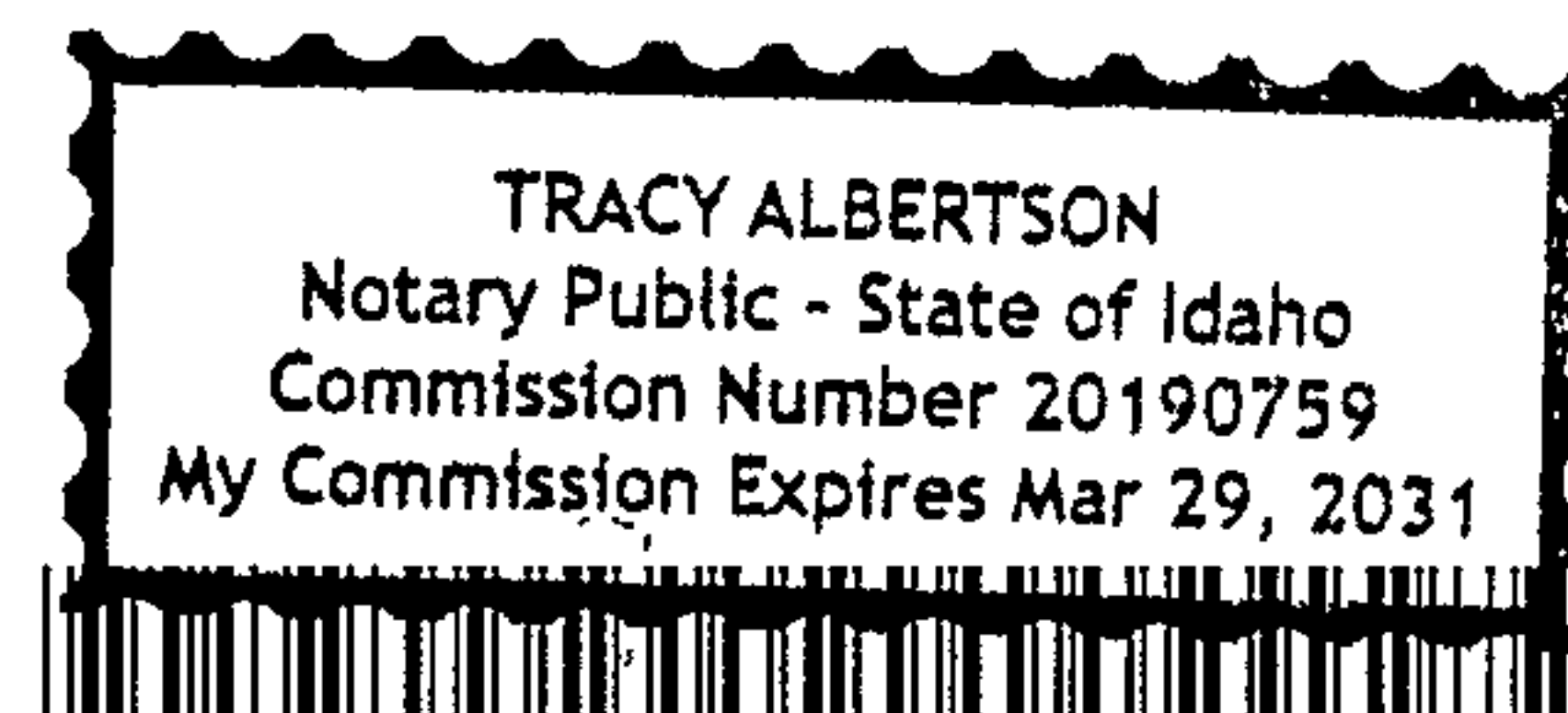
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAE CORPORATION, ITS SUCCESSORS AND ASSIGNS


TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 14, 2025, before me, TRACY ALBERTSON, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAE CORPORATION, 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.


TRACY ALBERTSON (COMM. EXP. 03/29/2031)
NOTARY PUBLIC



POD: 20250401
RP8020117IM - LR - AL



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MIN: 100392411208981483

MERS PHONE: 1-888-679-6377



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2025 08:08:41 AM
\$22.00 BRITTANI
20250416000112820

