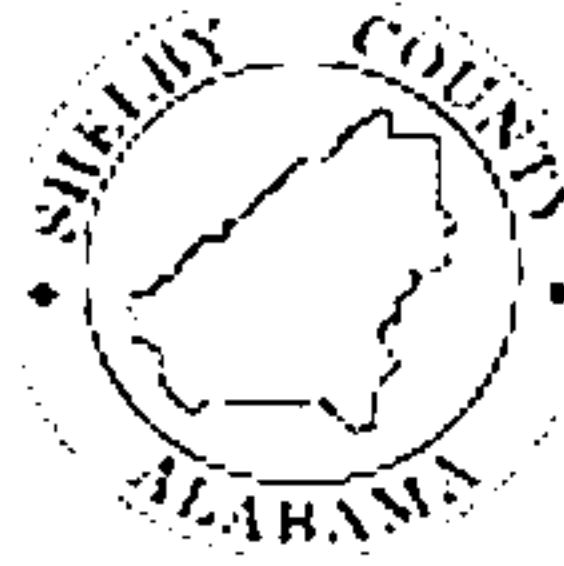


ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8106135117



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 02:07:18 PM
\$25.00 JOANN
20250423000120860

Allen S. Bayl

PREPARED BY: ADDISON RICE
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



ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR KELLER MORTGAGE, LLC DBA KELLER MORTGAGE, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign, transfer, and set over without recourse, representation or warranty, expressed or implied unto CITIZENS BANK, N.A., located at 10561 TELEGRAPH ROAD, GLEN ALLEN, VA 23059, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Mortgage described below.

Said Mortgage dated JULY 30, 2021, executed by JOHN DAVID NIXON JR AND LAURA GIFFIN NIXON, HUSBAND AND WIFE, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR KELLER MORTGAGE, LLC DBA KELLER MORTGAGE, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 03, 2021 as Document No. 20210803000375480 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

TOGETHER WITH all rights accrued or to accrue under said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 22, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR KELLER MORTGAGE, LLC DBA KELLER MORTGAGE, ITS SUCCESSORS AND ASSIGNS


ADDISON RICE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 22, 2025, before me, ASHLEY GITTINS, personally appeared ADDISON RICE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR KELLER MORTGAGE, LLC DBA KELLER MORTGAGE, 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.


ASHLEY GITTINS (COMM. EXP. 03/29/2031)
NOTARY PUBLIC

