

Property Address:
1018 Hermitage Circle
Birmingham, AL 35242

MIN: 100364713001639661

DISCHARGE OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc., as nominee for the beneficial owner, whose address is P. O. Box 2026, Flint MI 48501-2026, holder of a certain mortgage, whose parties, dates and recording information are below, does hereby acknowledge that the beneficial owner has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said mortgage.

Mortgagee: **Mortgage Electronic Registration Systems, Inc.**
Mortgagor: **Colleen Edwards And B. David Edwards As Trustees Of The Edwards Family Revocable Trust of 2022 Under Trust Instrument Dated March 11, 2022**
Dated: **September 27, 2023**
Recorded Date: **September 29, 2023**
Filed with: **Shelby County Registry of Deeds**
Instrument# **20230929000292550**

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., by the officer duly authorized, has duly executed the foregoing instrument on the 6th day of May 2025.

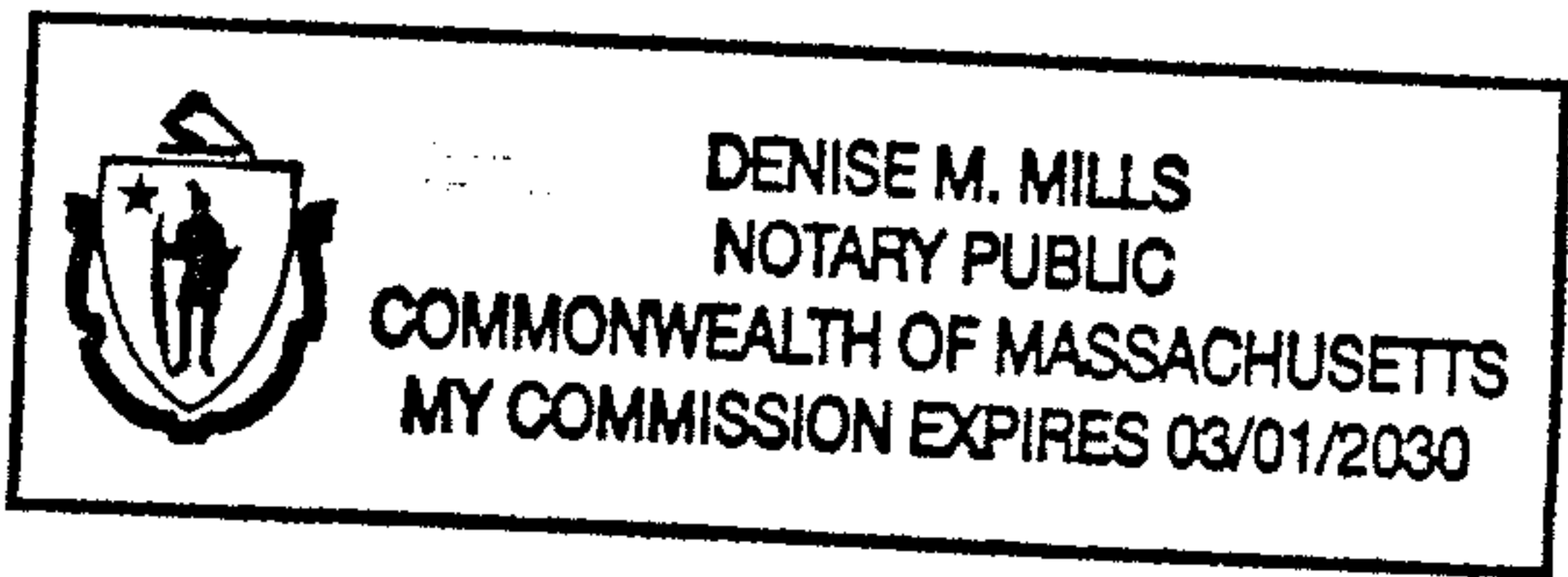
Mortgage Electronic Registration Systems, Inc.
As nominee for Leader Bank, N.A.

By Mary Lavigne

Mary Lavigne
Assistant Secretary of MERS, Inc.

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.

On this 6th day of May, 2025, before me, the undersigned notary public, personally appeared Mary Lavigne, proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as authorized representative for Mortgage Electronic Registration Systems, Inc., with an address of P. O. Box 2026, Flint, MI 48501-2026, a corporation.



Denise M. Mills
Notary Public: Denise M. Mills
My Commission Expires: 3-1-2030



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2025 12:46:39 PM
\$23.00 BRITTANI
20250514000147050

Allen S. Bayl