

20250618000185560 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
06/18/2025 08:05:16 AM FILED/CERT

When Recorded Return To:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683


This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF JEFFERSON

The debt secured by Mortgage recorded in Real Property Mortgage Instrument # 20240830000271650 of the records in the offices of the Judge of Probate of JEFFERSON County, Alabama, from: **BRANDON COBIA AND SHEREE COBIA, HUSBAND AND WIFE** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed this 07th day of March in the year 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS




SUSAN HICKS
VICE PRESIDENT

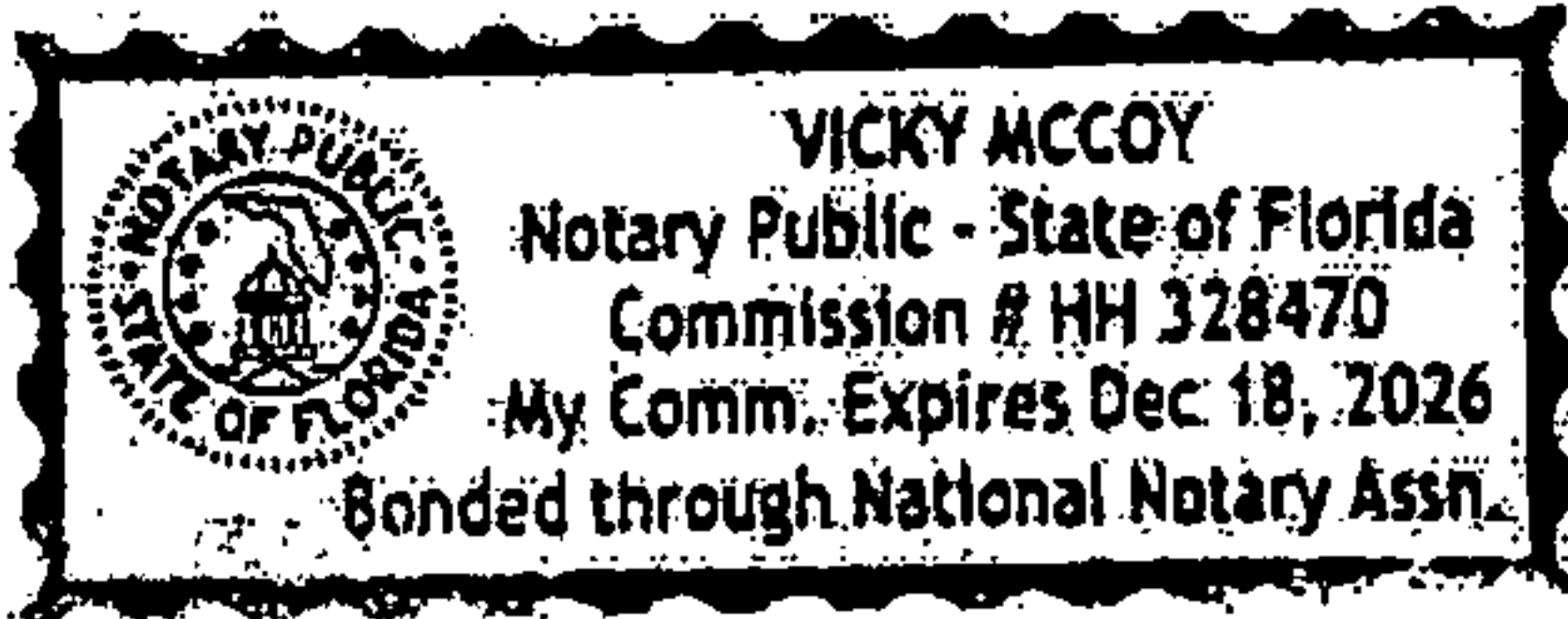
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 07th day of March in the year 2025, by Susan Hicks as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



SPTRC 444190358 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100754497510661022 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T072503-11:44:29 [C-1] ERCNAL1



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