

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 4157459

PREPARED BY: JARED THOMAS PETT
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 MCGOWIN-KING MORTGAGE, 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 SEPTEMBER 12, 2016 executed by JAMES LEON POSEY AND PEGGY HARRIS POSEY HUSBAND AND WIFE, Mortgagor, located at 214 BEAVER TRAIL, PELHAM, ALABAMA 35124, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MCGOWIN-KING MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on SEPTEMBER 23, 2016 as Instrument No. 20160923000348490 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

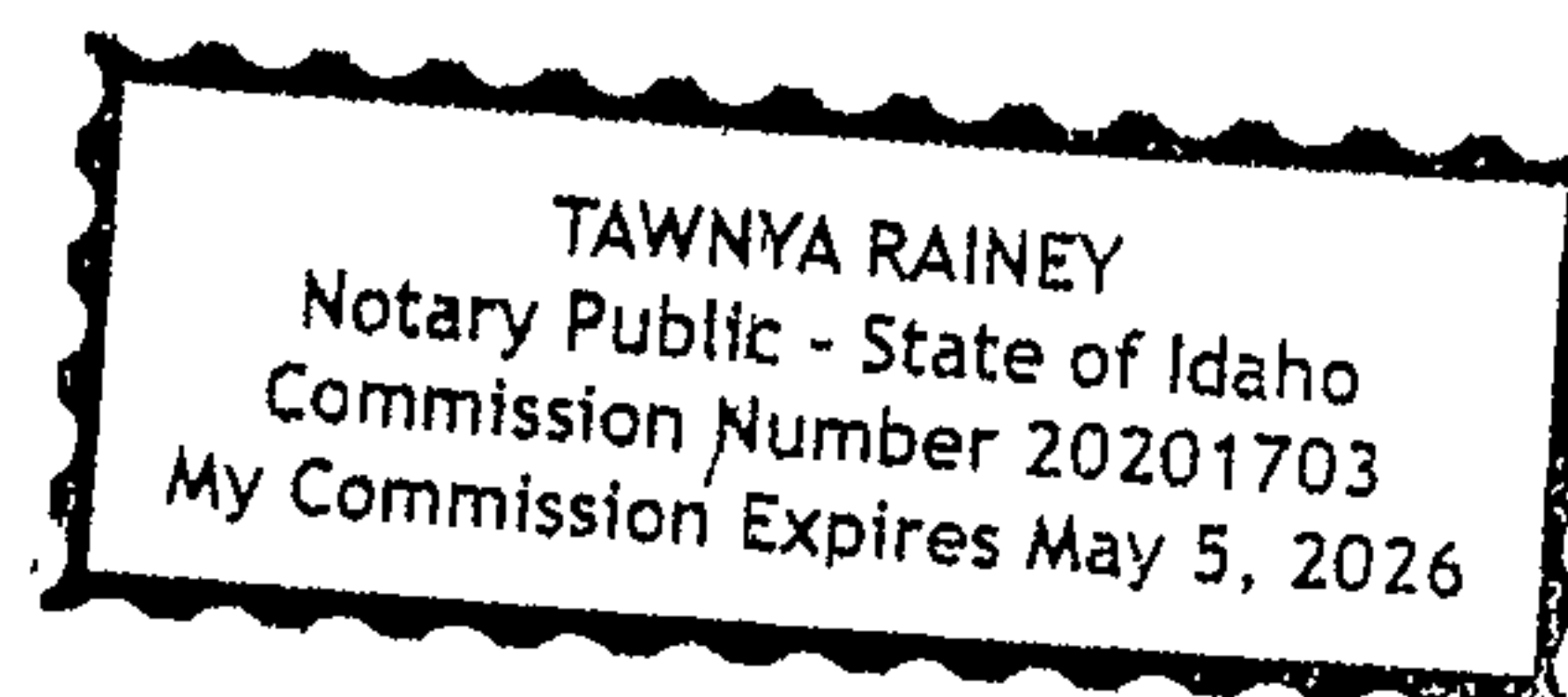
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 10, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE


JARED THOMAS PETT, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 10, 2025, before me, TAWNYA RAINEY, personally appeared JARED THOMAS PETT 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.


TAWNYA RAINEY (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20250626
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MIN: 100213400041574594

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2025 12:37:49 PM
\$22.00 KELSEY
20250711000210380

MERS PHONE: 1-888-679-6377

