

**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 1000245474

PREPARED BY: TAWNIA RAINY  
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 BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, 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 NOVEMBER 30, 2021 executed by SHIRLEY ANN FROBERG, MARRIED WOMAN, Mortgagor, located at 114 PADDINGTON STA, MAYLENE, ALABAMA 35114-5445, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on DECEMBER 02, 2021 as Instrument No. 20211202000574910 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 22, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS

  
TAWNIA RAINY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JULY 22, 2025, before me, TRACY ALBERTSON, personally appeared TAWNIA RAINY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, 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

TRACY ALBERTSON  
Notary Public - State of Idaho  
Commission Number 20190759  
My Commission Expires Mar 29, 2031

POD: 20250716  
NA8120114IM - LR - AL



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MIN: 100376303032464234

MERS PHONE: 1-888-679-6377



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/23/2025 11:21:33 AM  
\$23.00 BRITTANI  
20250723000223530

