



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2025 03:47:29 PM
\$25.00 JOANN
20250728000228930

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07/28/2025 03:47:29 PM
ASSIGN 1/1

Alex S. Bayl

This Instrument Prepared By, Recording Requested By
and Return To:
ALEXYS RIGGINS
PNC BANK, N.A.
c/o VISIONET SYSTEMS INC.
111 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
VOICE: 1-(412) 927-0226

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF MORTGAGE

ORDER #: 882503

Recording District: SHELBY COUNTY

For value received, the undersigned, **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BBVA USA, FORMERLY KNOWN AS COMPASS BANK A ALABAMA CORPORATION** hereby assign and transfer to: **US MORTGAGE RESOLUTION TRUST** located at **351 E CONESTOGA ROAD, SUITE 207, WAYNE, PA 19087**, all beneficial interest under that certain **MORTGAGE** executed by:

Grantor: CARLETON E DUFRESNE AND SPOUSE, DARAH G DUFRESNE

For **COMPASS BANK, WHOSE ADDRESS IS 3080 PELHAM PLAZA, HWY 31 SO, PELHAM, AL 35124** in the amount of: **\$29,500.00**, dated **JANUARY 17, 2006**, recorded **FEBRUARY 06, 2006** as Instrument No.: **20060206000058400** of the Official Records of **SHELBY COUNTY, ALABAMA**.

Property Address: **122 1ST AVE W, HELENA, AL 35080**

Dated: **JULY 28, 2025**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY
MERGER TO BBVA USA, FORMERLY KNOWN AS
COMPASS BANK**
By Visionet Systems, Inc., as Attorney-in-Fact

**ALYSSA M. GRAHAM
VICE PRESIDENT**

State of **PENNSYLVANIA**
County of **ALLEGHENY**

On **JULY 28, 2025** before me, **ZACHARIAH DYE** the undersigned, a Notary Public in and for the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT of VISIONET SYSTEMS, INC., AS ATTORNEY-IN-FACT FOR PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BBVA USA, FORMERLY KNOWN AS COMPASS BANK** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that for her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

ZACHARIAH DYE, Notary Public in and for the
State of **PENNSYLVANIA**
My Commission Expires: **04/07/2029**
My County of Residence: **ALLEGHENY**