

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

Loan Number 0149893067

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all liens and any rights due or to become due thereon to FREEDOM MORTGAGE CORPORATION, WHOSE ADDRESS IS 20 LAKE CENTER DRIVE, MARLTON, NJ 08053 (855)690-5900, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage dated 05/25/2023, made by TABITHA KAY SIMMONS AND LARRY SIMMONS, WIFE AND HUSBAND FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO SURVIVOR OF THEM IN FEE SIMPLE and recorded in Real Property in Mortgage Instrument # 20230601000163730 of the records in the office of the Judge of Probate of SHELBY County, Alabama.

IN WITNESS WHEREOF, this Assignment is executed this 31st day of July in the year 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

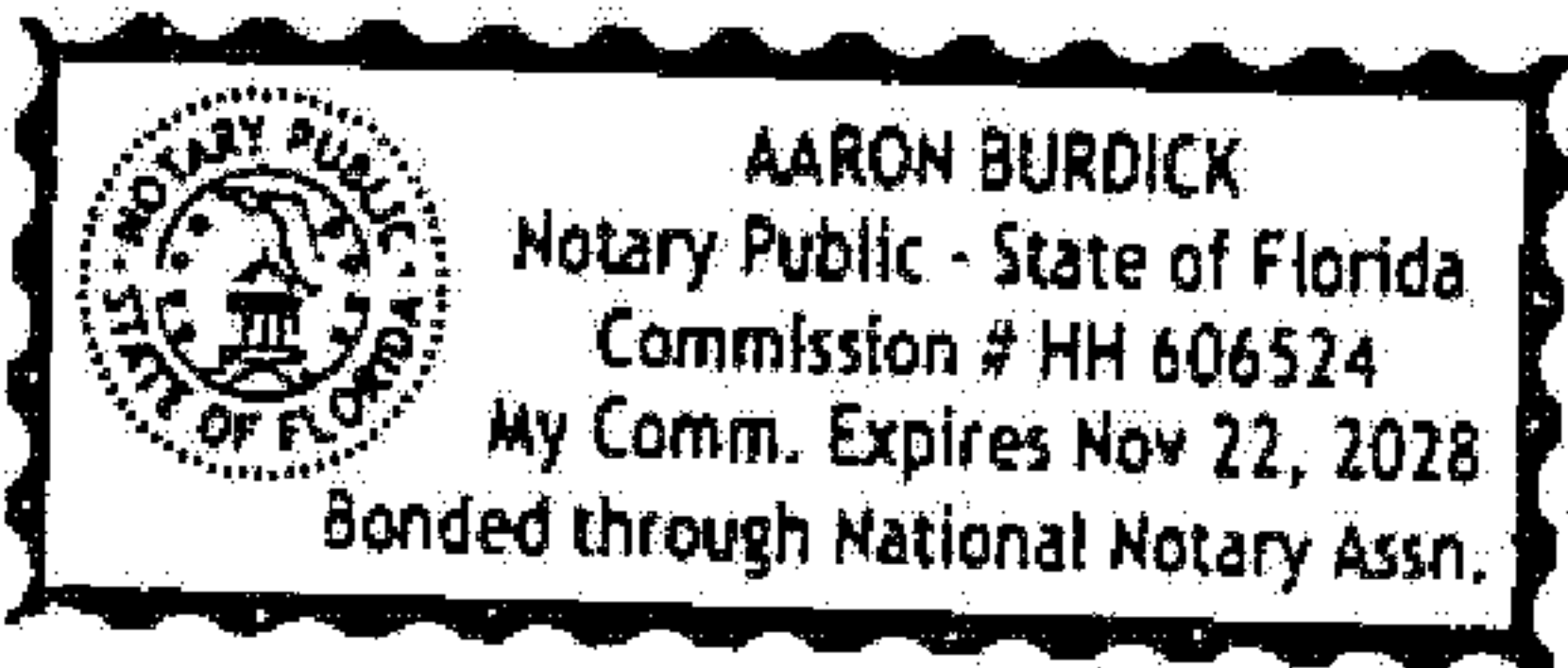
  
KOSTADINA EISELE  
VICE PRESIDENT

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

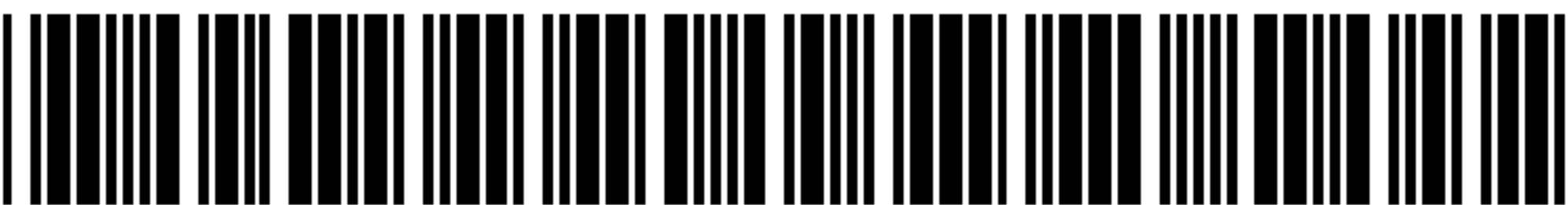
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 31st day of July in the year 2025, by Kostadina Eisele as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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.

  
AARON BURDICK  
COMM EXPIRES: 11/22/2028



Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
FM002 446432723 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AOMDEF  
MIN 100073001498930674 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T312507-01:13:40 [C-1] EFRMAL1



\*D0115971302\*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/31/2025 08:24:04 AM  
\$24.00 JOANN  
20250731000232500

