

RETURN TO & PREPARED BY:

C. Riggsby  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake TX 76092

### CORPORATE CANCELLATION AND RELEASE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced mortgage has been paid in full and, in consideration thereof, does hereby cancel and discharge said mortgage.

Mortgagor: **RENEE DESMOND, A SINGLE PERSON**

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR BANK OF AMERICA, N.A. ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 7/29/2009

Note Amount: \$269,591.00

Date Recorded: July 31, 2009

Book/Page/Instrument Number: Instrument # 20090731000293550

Property Address: 1505 LAURENS ST, BIRMINGHAM, AL 35242

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 08/06/2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

By:



Journie Dawn Pinson, Assistant Secretary

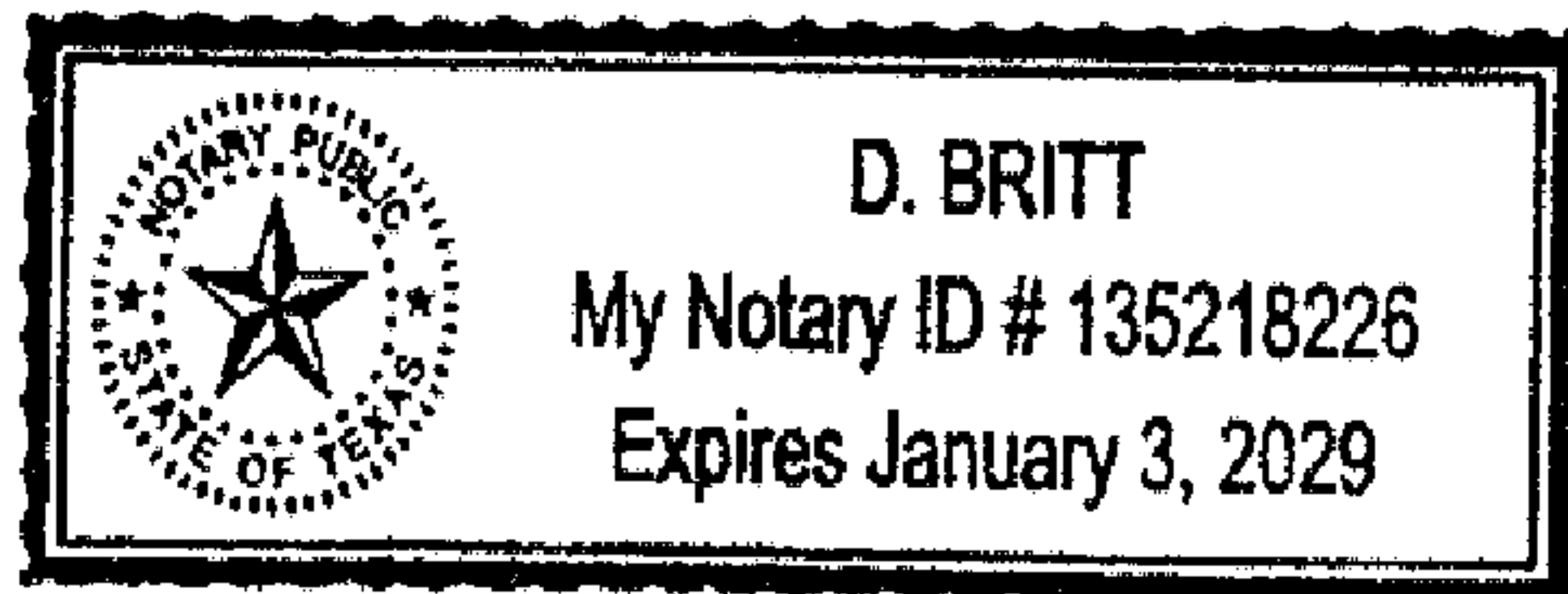


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State of TX County of Tarrant

I, D. Britt, a Notary Public, in and for said County and State, do hereby certify that Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS is signed to the foregoing release and cancellation, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date. Given under my hand and seal August 6, 2025.



*D. Britt*

Notary Public, D. Britt  
My commission expires: January 3, 2029



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2025 02:21:49 PM  
\$25.00 JOANN  
20250806000240510

*Allie S. Bayl*

\*25046062\*

4000149310 MIN 100025500001577020 MERS Phone 888-679-6377  
AL Shelby CARRINGTON/RELEASE