

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 1151050448

PREPARED BY: KATHERINE LARREA
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 SUN WEST MORTGAGE COMPANY, INC., 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 JUNE 12, 2015 executed by ROBERT FRANKLIN AND TERESA FRANKLIN, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Mortgagor, located at 103 PINEDALE CIRCLE, COLUMBIANA, ALABAMA 35051-8822, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 18, 2015 as Instrument No. 20150618000205370 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

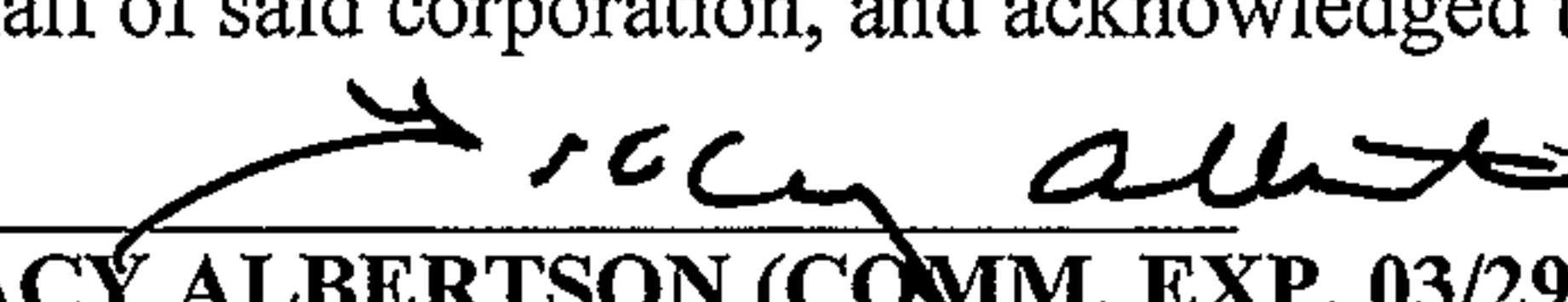
AS DESCRIBED IN SAID MORTGAGE

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 06, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE


KATHERINE LARREA, VICE PRESIDENT

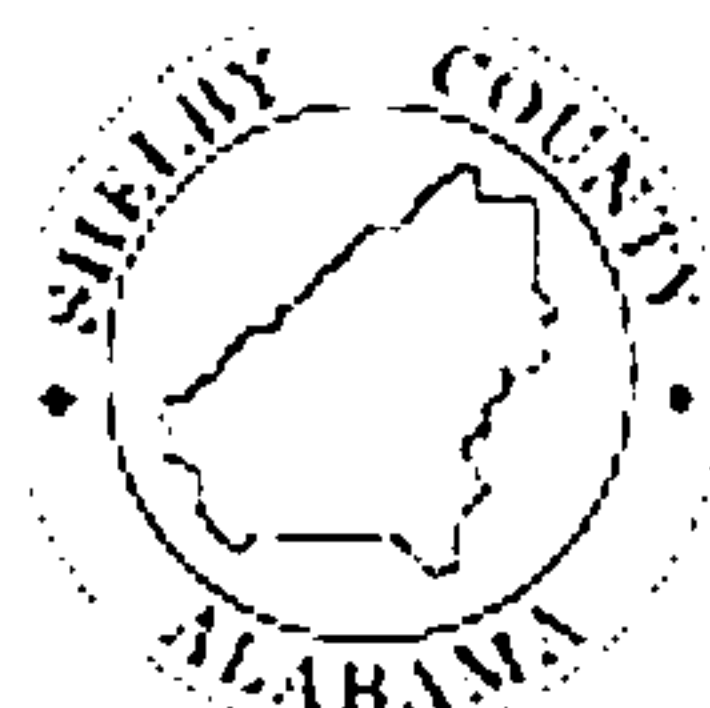
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 06, 2025, before me, TRACY ALBERTSON, personally appeared KATHERINE LARREA 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.


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: 20250724
SW8121723IM - LR - AL



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MIN: 100107311510504484

Filed and Recorded MERS PHONE: 1-888-679-6377
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2025 12:14:36 PM
\$22.00 JOANN
20250807000241080

Allen S. Bayl