

Recording Requested By:
REGIONS BANK

When Recorded Return To:

JULIE STRAHAN
REGIONS BANK
5214 LINCOLN RD EXT
HATTIESBURG, MS 39404-8001



RELEASE OF MORTGAGE

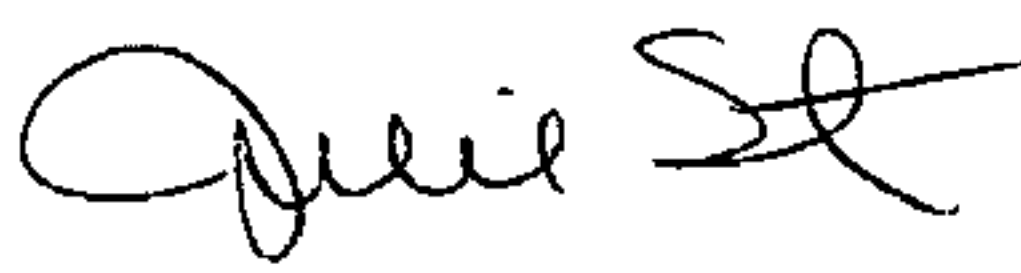
REGIONS BANK#: 0000014009542 "MOSCA" C01/001 0014009542 Shelby, Alabama

KNOW ALL MEN BY THESE PRESENTS, that REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by CHRISTINA C MOSCA and RICHARD POFF, Wife and Husband to secure payment of the principal sum of \$30,000.00 plus interest, originally to AMSOUTH BANK, in the County of Shelby, and the State of Alabama, Dated: 05-24-2006 Recorded: 06-14-2006 as Instrument No. 20060614000283470, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged.
-MODIFICATION OF MORTGAGE Dated: 11-09-2006 Recorded: 11-29-2006 as Instrument No. 20061129000578560, Book/Reel/Liber N/A, Page/Folio N/A, between CHRISTINA C MOSCA and RICHARD POFF, AKA RICHARD G POFF JR Wife and Husband and REGIONS BANK D/B/A AMSOUTH BANK in the amount of \$57,000.00

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK
On August 7th, 2025

By: 
JULIE STRAHAN, Assistant Vice-President

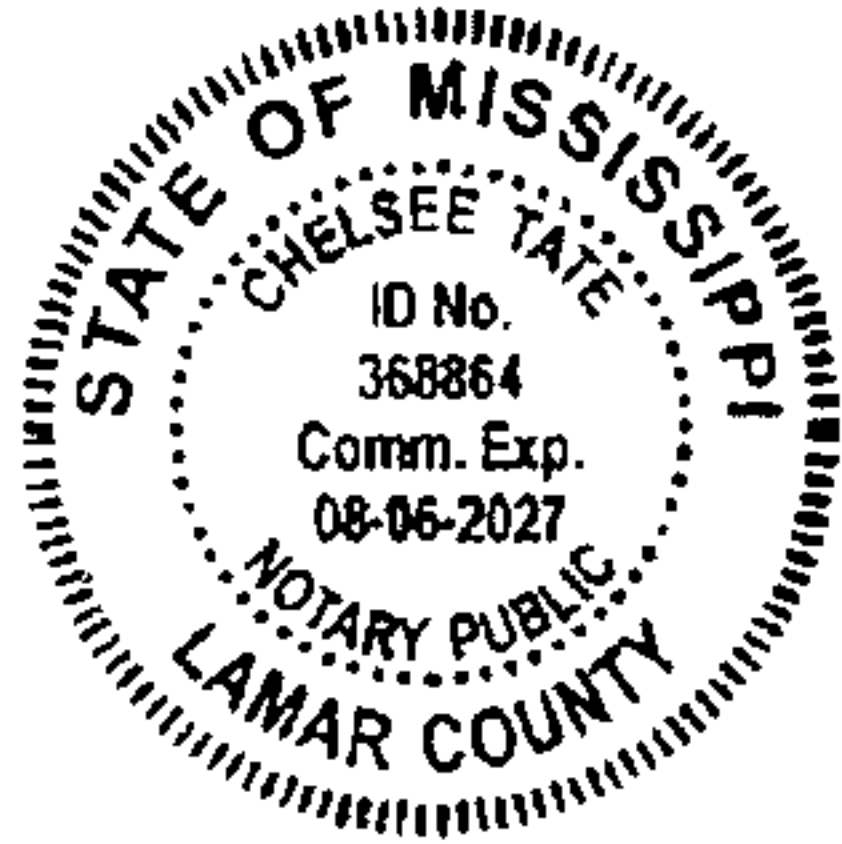


STATE OF Mississippi
COUNTY OF Lamar

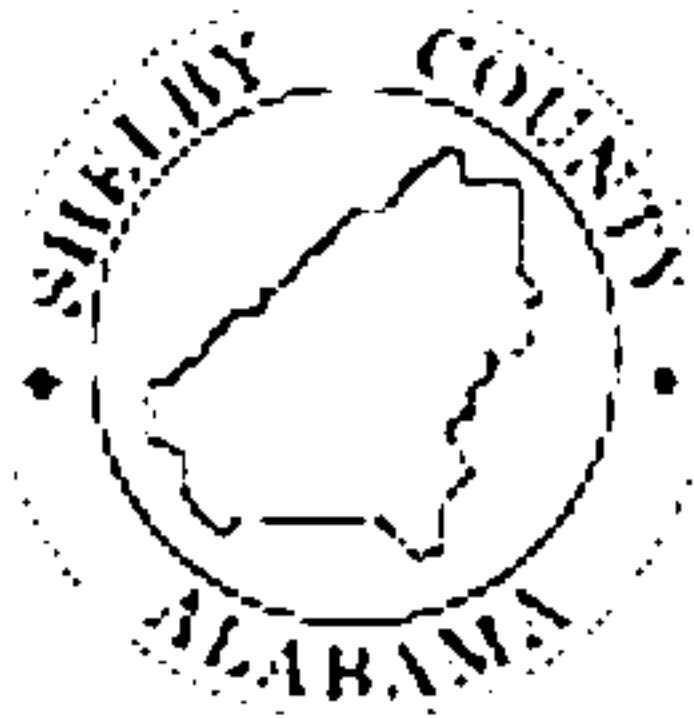
On August 7th, 2025, before me, CHELSEE TATE, a Notary Public in and for Lamar in the State of Mississippi, personally appeared JULIE STRAHAN, Assistant Vice-President of REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

CHELSEE TATE
Notary Expires: 8/6/2027 #368864



Prepared By: RHONDA BOUNDS, REGIONS BANK P O BOX 18001 HATTIESBURG, MS, 39404-8001 (800) 986-2462



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/07/2025 02:43:02 PM
\$22.00 BRITTANI
20250807000241440

