

When Recorded Return To:
JPMorgan Chase Bank, NA
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 5000387323



ASSIGNMENT OF MORTGAGE

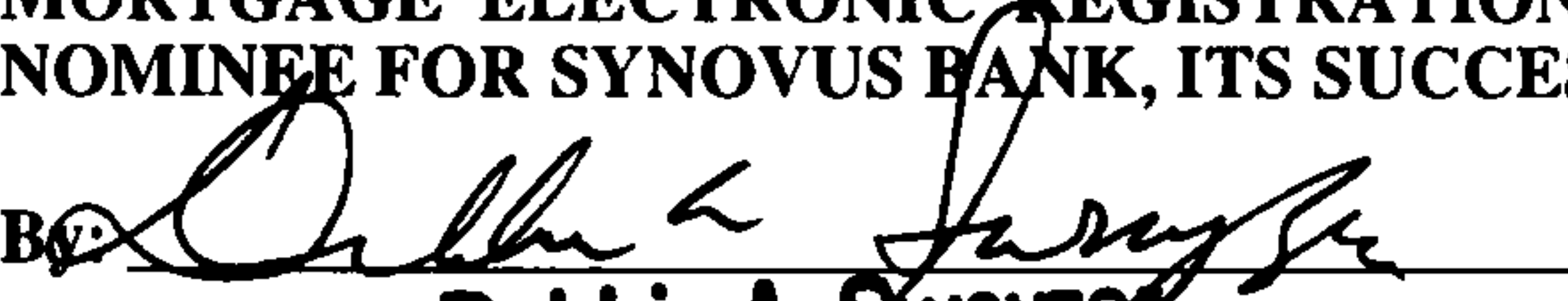
Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

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 SYNOVUS BANK, 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).


Property Address: 268 GRIFFIN PARK TRACE, BIRMINGHAM, AL 35242

Said Mortgage dated 12/18/2020, made by CANDISS M. HARDRICK AND CARLOS M. GAINES, WIFE AND HUSBAND to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS and recorded in Real Property in Mortgage Book n/a, Page n/a and Instrument # 20201221000583470 of the records in the office of the Judge of Probate of SHELBY County, Alabama.

Dated on 08/07/2025 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS

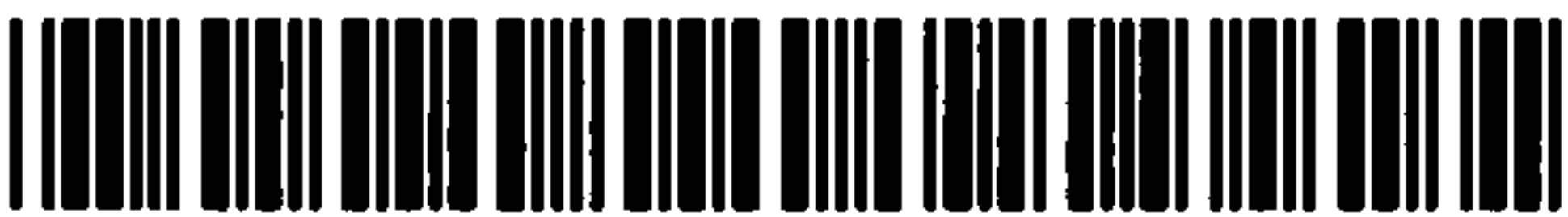
By: 
Debbie A. Swayzer
VICE PRESIDENT

STATE OF LOUISIANA PARISH OF OUACHITA
On 08/07/2025 (MM/DD/YYYY), before me appeared
Debbie A. Swayzer, to me personally known, who did say that he/she/they is/are the
VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS
MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS and that the
instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and
that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

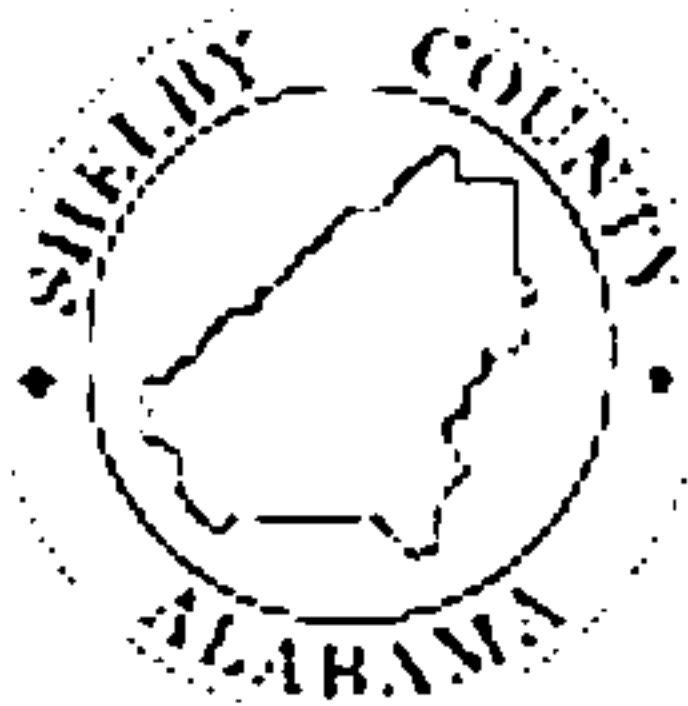

Eva Reese #17070
Notary Public - State of LOUISIANA
My commission expires: Upon My Death

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID# 17070

Document Prepared By: Debbie A. Swayzer, JPMorgan Chase Bank, N.A., 780 Kansas Lane,
Suite A, Monroe, LA, 71203, 866-756-8747
JPCAS 446469510 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) CHASE MIN
101489515008926159 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 T042508-09:40:24 [C-1] FRMAL1



D0116129074



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2025 09:11:43 AM
\$24.00 KELSEY
20250812000245520

