

REQUEST FOR CANCELLATION OF MORTGAGE OR PRIVILEGE  
AND RELEASE BY LICENSED FINANCIAL INSTITUTION  
PURSUANT TO R.S. 9:5172

STATE OF Alabama  
COUNTY/PARISH OF Shelby County

BE IT KNOWN THAT on this 19 day of February, 2025, Assurance Financial Group, LLC (name of financial institution) herein represented by its undersigned duly authorized officer or officers, declares that it is a licensed financial institution as defined in R.S. 9:5172 et seq. and that one of the following statements is true and correct:

(1) The institution was the obligee or the authorized agent of the obligee of the obligation secured by the mortgage or privilege described below when the obligation was extinguished, and the secured obligation has been paid or otherwise satisfied or extinguished; or

(2) The institution is the obligee or authorized agent of the obligee of the secured obligation, and it releases the mortgage or privilege described below.

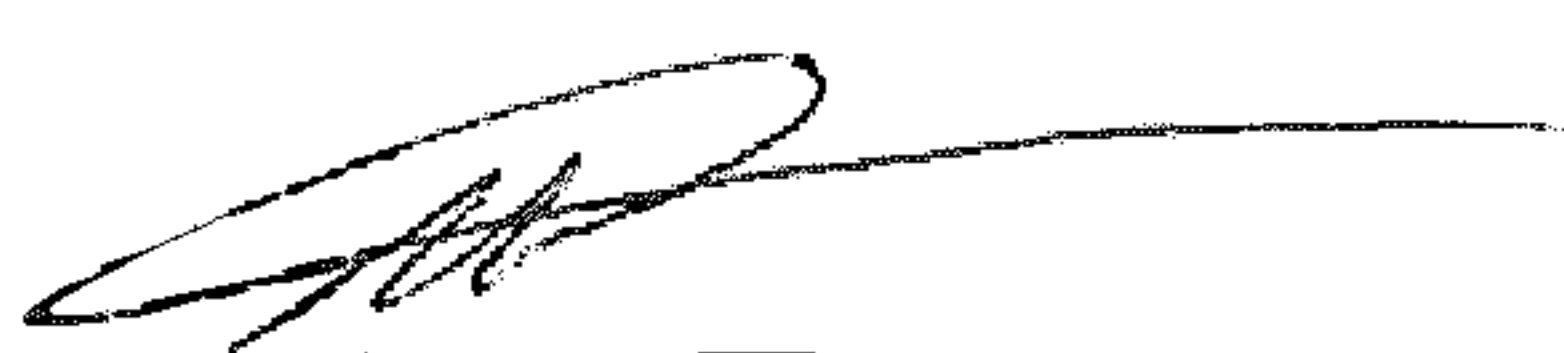
The Clerk of Court and Ex-Officio Recorder of Mortgages for the Parish identified below is hereby expressly requested, authorized, and directed to cancel the recordation of the mortgage or privilege, including the notice of re inscription, described as follows:

A mortgage or privilege granted by: STEVEN MOONEY AND RHIANNAN MOONEY, HUSBAND AND WIFE  
In favor of: Assurance Financial Group, LLC  
Date of Instrument: 08-19-2024  
Parish of Recordation: SHELBY COUNTY  
Recording Data: Filed 08-19-2024, in SHELBY COUNTY.  
Mortgage recorded: E-RECORDED ID: 20240819000258560

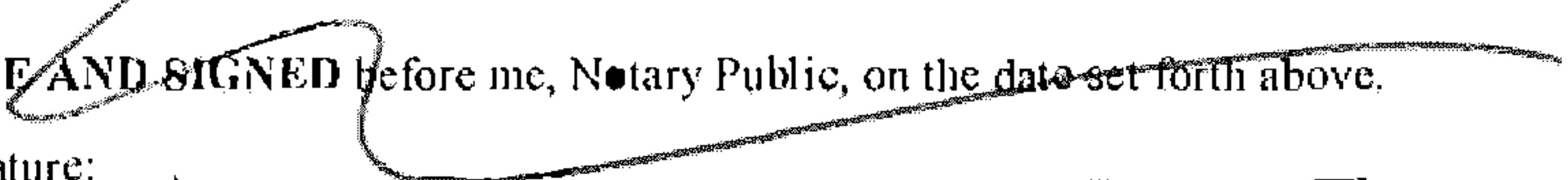
Legal description of released property is as follows, to-wit:

See "Exhibit A" attached hereto and made apart hereof as though written in extensio.


The recorder of mortgages shall not be liable for any damages resulting to any person or entity as a consequence of canceling a mortgage or vendor's privilege pursuant to this form.


Officer's Signature:   
Printed Name: Scott Alexander Title: Chief Risk Officer  
Financial Institution: Assurance Financial Group  
Mailing Address: 9029 Jefferson Hwy Ste 100  
City: Baton Rouge State: LA ZIP: 70809

THUS DONE AND SIGNED before me, Notary Public, on the date set forth above.

Notary Signature:   
Printed Name of Notary: STEPHANIE LENARDUZZI  
State of Appointment: Louisiana  
Notary or Bar No.: 19855 Commission expires: at death

THUS DONE AND SIGNED by the two undersigned authorized officers of the above named financial institution.

Officer's Signature:   
Printed Name: ENGLISH GIBBENS Title: SERVICING COORDINATOR  
Financial Institution: ASSURANCE FINANCIAL  
Mailing Address: 9029 JEFFERSON HWY STE.100  
City: BATON ROUGE State: LA ZIP: 70809

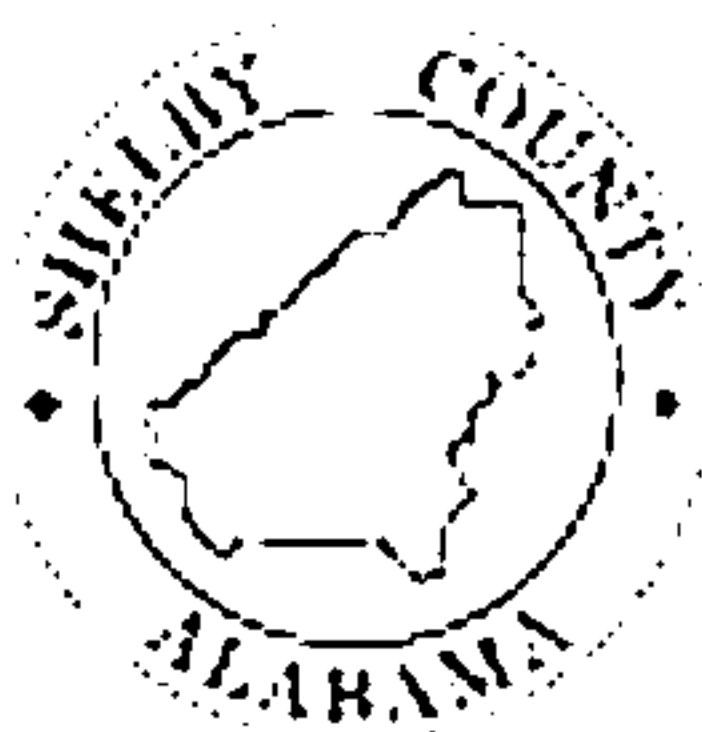
Officer's Signature:   
Printed Name: BAYLEIGH DICKINSON Title: COMPLIANCE/LICENSING ANALYST  
Financial Institution: ASSURANCE FINANCIAL  
Mailing Address: 9029 JEFFERSON HWY STE.100  
City: BATON ROUGE State: LA ZIP: 70809

## EXHIBIT A

Property 1:

Lot 15, according to the Survey of Royal Oaks, Third Sector, First Phase, as recorded in Map Book 8, Page 1, in the Probate Office of Shelby County, Alabama.

Document prepared by:  
Chelsea Casso, Servicing Coordinator,  
9029 Jefferson Hwy., Ste. 100,  
Baton Rouge, LA 70809



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2025 12:18:19 PM  
\$25.00 JOANN  
20250812000246070

*Allen S. Bayl*