20250812000246350 08/12/2025 01:42:17 PM REL 1/1

MICHAEL M SHABANI

7500892349 PO Date: 04/07/2023

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that the undersigned PNC BANK NATIONAL ASSOCIATION does hereby certify that a certain mortgage from MICHAEL M SHABANI AND SARA F SHABANI, HUSBAND AND WIFE to BBVA USA dated MARCH 30, 2021, filed for record APRIL 29, 2021 in mortgage volume/book, page DOC No. 20210429000213020, of the SHELBY COUNTY, ALABAMA records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **PNC BANK NATIONAL ASSOCIATION** has hereunto set their hand this **12th** day of **AUGUST**, **2025**.

Tax Parcel ID # 03 8 33 0 002 041.000

4024 GREYSTONE DR, BIRMINGHAM, AL - 35242

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA

WENDY M HAIRE VICE PRESIDENT

State of OHIO
County of MONTGOMERY COUNTY

)) SS:

Before me, ALEDA CALDWELL, a Notary Public in and for said county, personally appeared WENDY M HAIRE, VICE PRESIDENT, of PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **12th** day of **August**, **2025**.

Residence - Montgomery State wide Jurisdiction, Ohio Expiration Date March 15, 2030 Commission #2020-RE-812656

ALEDA CALDWELL

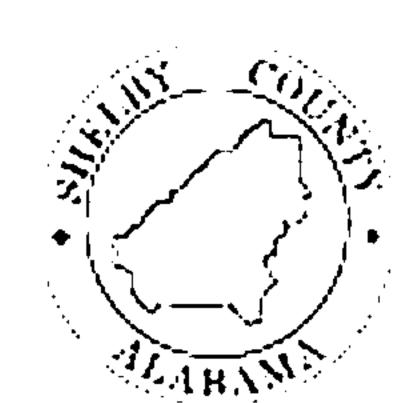
In and for the state of **OHIO**My commission expires 3/15/2030

Prepared by:

Return To:

THERESA CECIL
PNC BANK, NATIONAL ASSOCIATION,
P.O. BOX 8820,
DAYTON, OH, 45482
800-822-5626

THERESA CECIL
PNC BANK, NATIONAL ASSOCIATION,
P.O. BOX 8820,
DAYTON, OH, 45482
800-822-5626



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2025 01:42:17 PM
\$22.00 BRITTANI

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