

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

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**.

Aleda Caldwell



ALEDA CALDWELL, NOTARY PUBLIC
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
20250812000246350

Brittani