

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8000557443

PREPARED BY: JARED THOMAS PETT
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895



RELEASE OF MORTGAGE

The undersigned, **BANCORPSOUTH BANK**, located at **2202 TIMBERLOCH PLACE SUITE 125 THE WOODLANDS, TX 77380**, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **AUGUST 05, 2019** executed by **ANTHONY T. NIXON JR, A SINGLE PERSON**, Mortgagor, located at **4905 STONECREEK WAY, CALERA, ALABAMA 35040**, to **BANCORPSOUTH BANK**, Original Mortgagee, and recorded on **AUGUST 07, 2019** as Instrument No. **20190807000285540** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

AS DESCRIBED IN SAID MORTGAGE

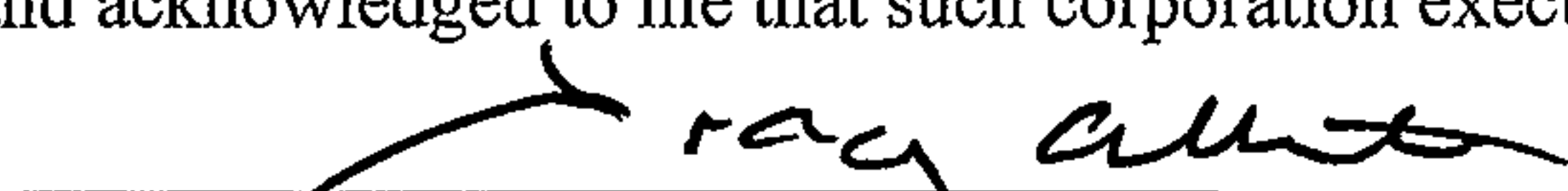
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **AUGUST 15, 2025**.
CADENCE BANK F/K/A BANCORPSOUTH BANK



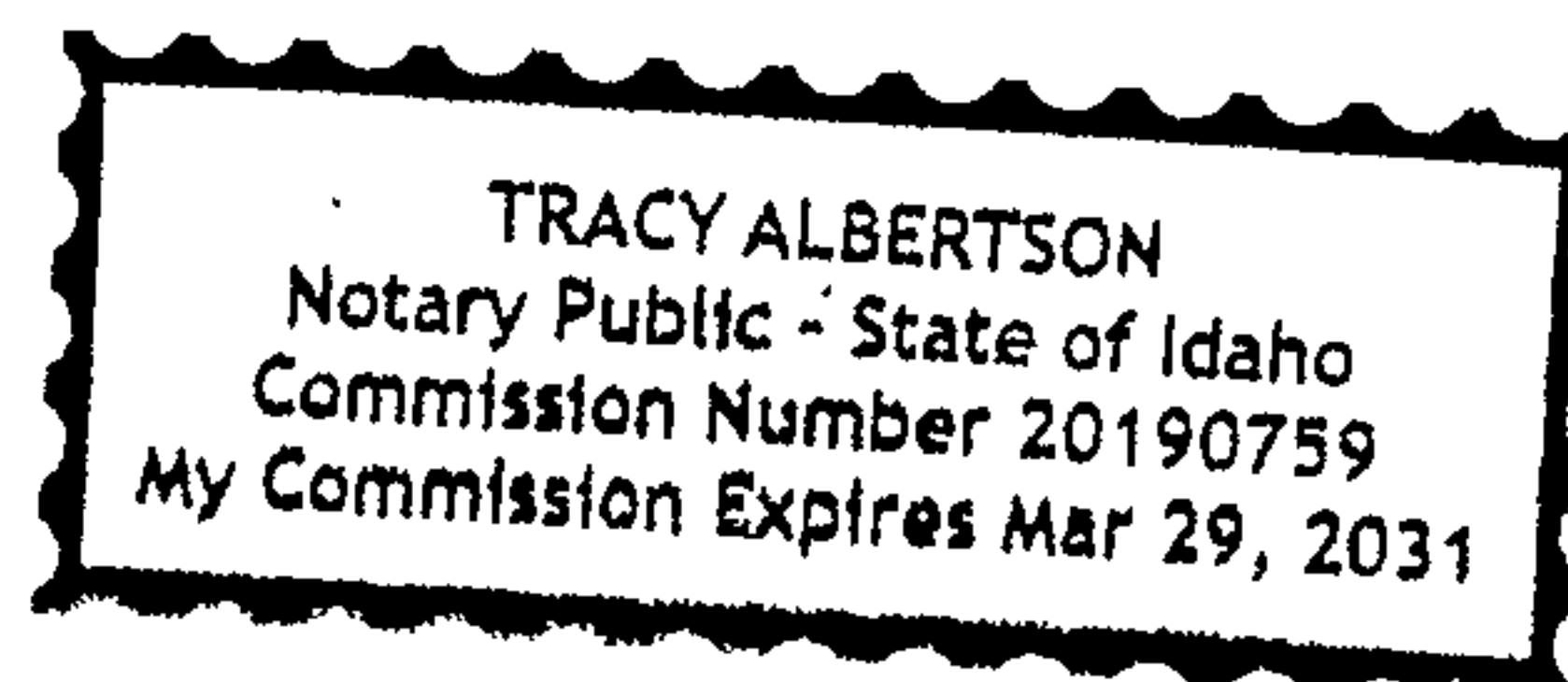
JARED THOMAS PETT, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **AUGUST 15, 2025**, before me, **TRACY ALBERTSON**, personally appeared **JARED THOMAS PETT** known to me to be the **VICE PRESIDENT** of **CADENCE BANK F/K/A BANCORPSOUTH BANK** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



TRACY ALBERTSON (COMM. EXP. 03/29/2031)
NOTARY PUBLIC



POD: 20250801
CA8121323IM - LR - AL



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2025 01:19:51 PM
\$22.00 BRITTANI
20250818000252910