

GREG FLIPPO
1210001786
PO Date: **08/05/2025**

SATISFACTION OF MORTGAGE


KNOW ALL MEN BY THESE PRESENTS that the undersigned **PNC BANK NATIONAL ASSOCIATION** does hereby certify that a certain mortgage from **GREGORY M FLIPPO AND MELISSA B FLIPPO** to **COMPASS BANK** dated **JUNE 26, 2006**, filed for record **JULY 7, 2006** in mortgage volume/book , page DOC No. **20060707000325640**, 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 **19th** day of **AUGUST, 2025**.

Tax Parcel ID # _____

4228 MILNER ROAD E, HOOVER, AL - 35242

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA FORMERLY KNOWN AS COMPASS BANK


WENDY M HAIRE
VICE PRESIDENT


State of **OHIO**)
County of **MONTGOMERY COUNTY**) SS:

Before me, **LEWIS C KESSLER**, 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 FORMERLY KNOWN AS COMPASS BANK** 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 **19th** day of **August, 2025**.


LEWIS C KESSLER
In and for the state of **OHIO**
My commission expires **11/14/2026**


Prepared by:


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



LEWIS C KESSLER, NOTARY PUBLIC
Residence - Montgomery
State Wide Jurisdiction, Ohio
Expiration Date November 14, 2026
Commission # 2021-RE-840322

Return To:


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