



20250916000278730 1/8 \$43.00
Shelby Cnty Judge of Probate, AL
09/16/2025 08:34:43 AM FILED/CERT

Return To:
PennyMac Loan Services, LLC
Attn: Qualified Assumptions
6101 Condor Drive
Moorpark, CA 93021

This document was prepared by: Jina Castellano
PennyMac Loan Services, LLC
6101 Condor Drive
Moorpark, CA 93021

[Space Above This Line For Recording Date]

Loan No: 8023350952 Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

2003939460

MIN No: 100020420000595912

APN: 097261003142000

RELEASE AGREEMENT

This Release Agreement ("Agreement") is made effective as of August 18, 2025 by and among Leslie A. Frey ("Released Party"), Rudolph A. Frey ("Retaining Borrower"), (collectively, Retaining Borrower and Released Borrower, shall be known as the "Borrowers"), and PennyMac Loan Services, LLC ("PennyMac").

RECITALS:

A. PennyMac is the holder of that certain Note the ("Note"), dated March 15, 2019 in the original principal amount of \$180,450.00 made by the Borrowers to MERS Inc., as Nominee for DHI Mortgage Company, Ltd. ("Original Lender"), which Note evidences a loan ("Loan") made by Original Lender to the Borrowers. To secure the repayment of the Note, the Borrowers also executed and delivered a Mortgage/Deed of Trust (the "Security Instrument"), dated March 15, 2019 recorded on March 18, 2019 in Book N/A at Page N/A, Instrument / Case No. 20190318000085920 in the official records of Shelby County, AL, having an address of 209 Belmont Way, Chelsea, AL 35043-7607 granting a lien on the property described in the Security Instrument (the "Property"). The Borrowers are liable for the payment and performance of all of Borrowers' obligations under the Note, the Security Instrument and all other documents executed in connection with the Loan, (collectively, the "Loan Documents"). Each of the Loan Documents has been duly assigned or endorsed to PennyMac. The current servicer of the Loan is PennyMac.

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Kevin Jones
NMLS ID: 1878502



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B. The Borrowers acknowledge they are liable for the obligations under the Note and Security Instrument.

C. PennyMac has been asked to consent to the release of the Released Borrower's ownership interest in the Property to the Retaining Party (the "Transfer") and recognize the Retaining Borrower as the sole obligor of the obligations of the Borrowers, as well as a release of liability under the Note on the part of the Released Borrower.

D. PennyMac has agreed to consent subject to the terms and conditions stated below.

In consideration of the foregoing and the mutual covenants and promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and PennyMac agree as follows:

1. Retaining Borrower of Sole Liability for the Note. The Retaining Borrower accepts sole liability under the provisions of the Loan Documents.
2. Consent to Transfer. PennyMac hereby consents to the Transfer and acknowledges that the Retaining Borrower accepts all of the obligations of the Borrowers under the Loan Documents, subject to the terms and conditions set forth in this Agreement. PennyMac's consent to the Transfer is not intended to be and shall not be construed as a consent to any subsequent transfer which requires the Lender's consent pursuant to the terms of the Security Instrument.
3. Release of Released Borrower. PennyMac hereby releases Leslie A. Frey, the Released Borrower, from all of its obligations under the Loan Documents.
4. Real Property Records. The Borrowers are responsible for maintaining and updating the real property records of the County in which the Property is located to reflect the current ownership of the Property. The Borrowers acknowledge the failure to update real property records may result in the Released Borrower continuing to be identified as an owner or debtor in public records, which may have adverse consequences to the Released Borrower.

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5. Miscellaneous.

(a) This Agreement shall be construed according to and governed by the laws of the jurisdictions in which the Property is located without regard to its conflicts of law principles.

(b) If any provision of this Agreement is adjudicated to be invalid, illegal or unenforceable, in whole or in part, it will be deemed omitted to that extent and all other provisions of this Agreement will remain in full force and effect.

(c) No change or modification of this Agreement shall be valid unless the same is in writing and signed by all parties hereto. However, the signature of the Released borrower will no longer be necessary for any change or modification of the underlying Loan or Security Instrument.

(d) The captions contained in this Agreement are for convenience of reference only and in no event define, describe or limit the scope or intent of this Agreement or any of the provisions or terms hereof.

(e) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

(g) THIS WRITTEN AGREEMENT AND THE OTHER LOAN DOCUMENTS, AS AMENDED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Kevin Jones
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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RETAINING BORROWER:

[Signature] (Signature)

Name: Rudolph A. Frey

Date: 8/18/25

STATE OF Alabama
COUNTY OF Shelby

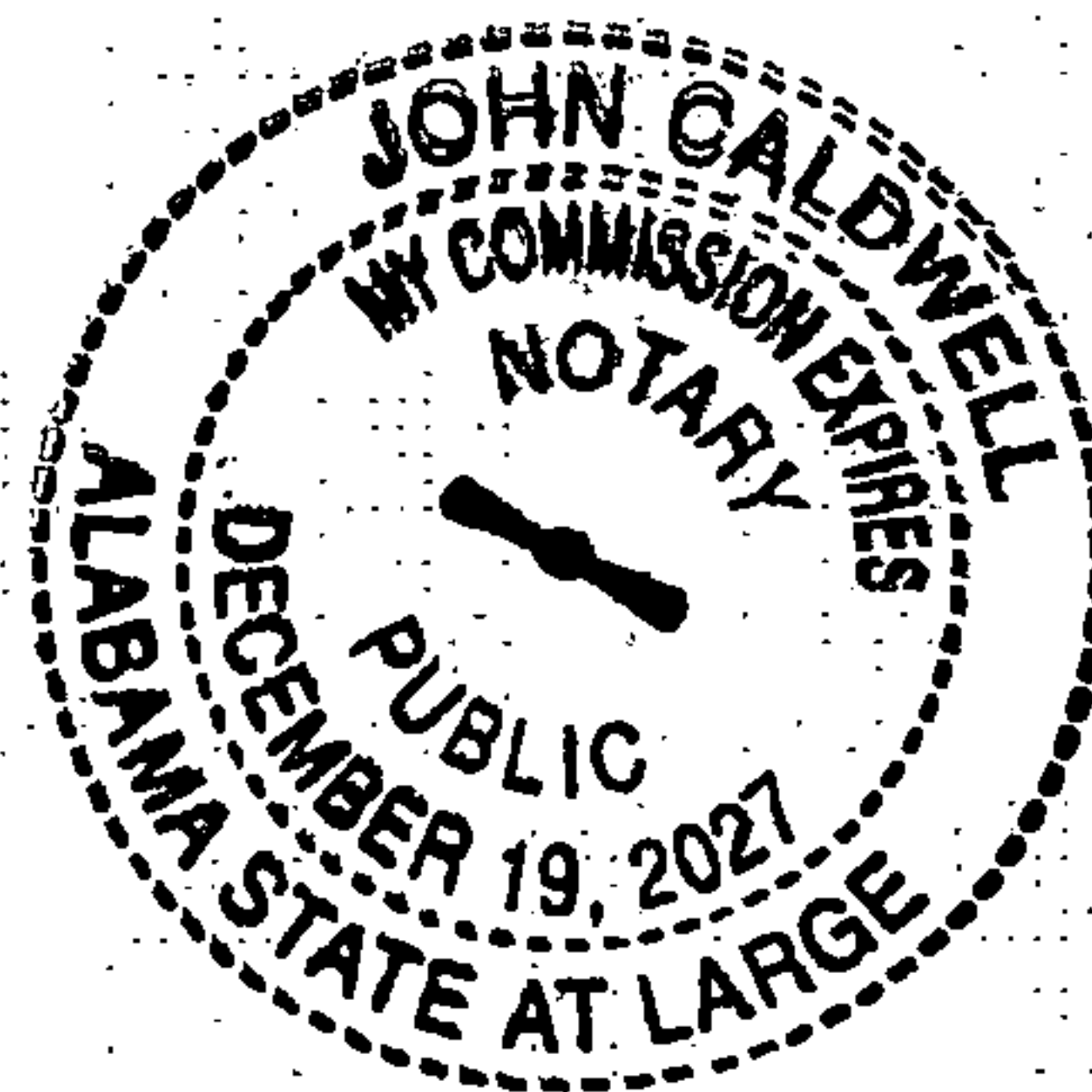
Personally appeared before me, the undersigned authority in and for the said County and State, on this 18 day of August, 2025 within my jurisdiction, the within named Rudolph A Frey

who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 18 DAY OF August, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: JOHN CALDWELL
My Commission Expires
12/19/2027



Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Kevin Jones
NMLS ID: 1878502



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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RELEASED PARTY:

Leslie A. Frey (Signature)

Name: Leslie A. Frey

Date: 8/18/25

STATE OF

Alabama

COUNTY OF

Shelby

Personally appeared before me, the undersigned authority in and for the said County and State, on this 18 day of August, 2025, within my jurisdiction, the within named

Leslie A. Frey

who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

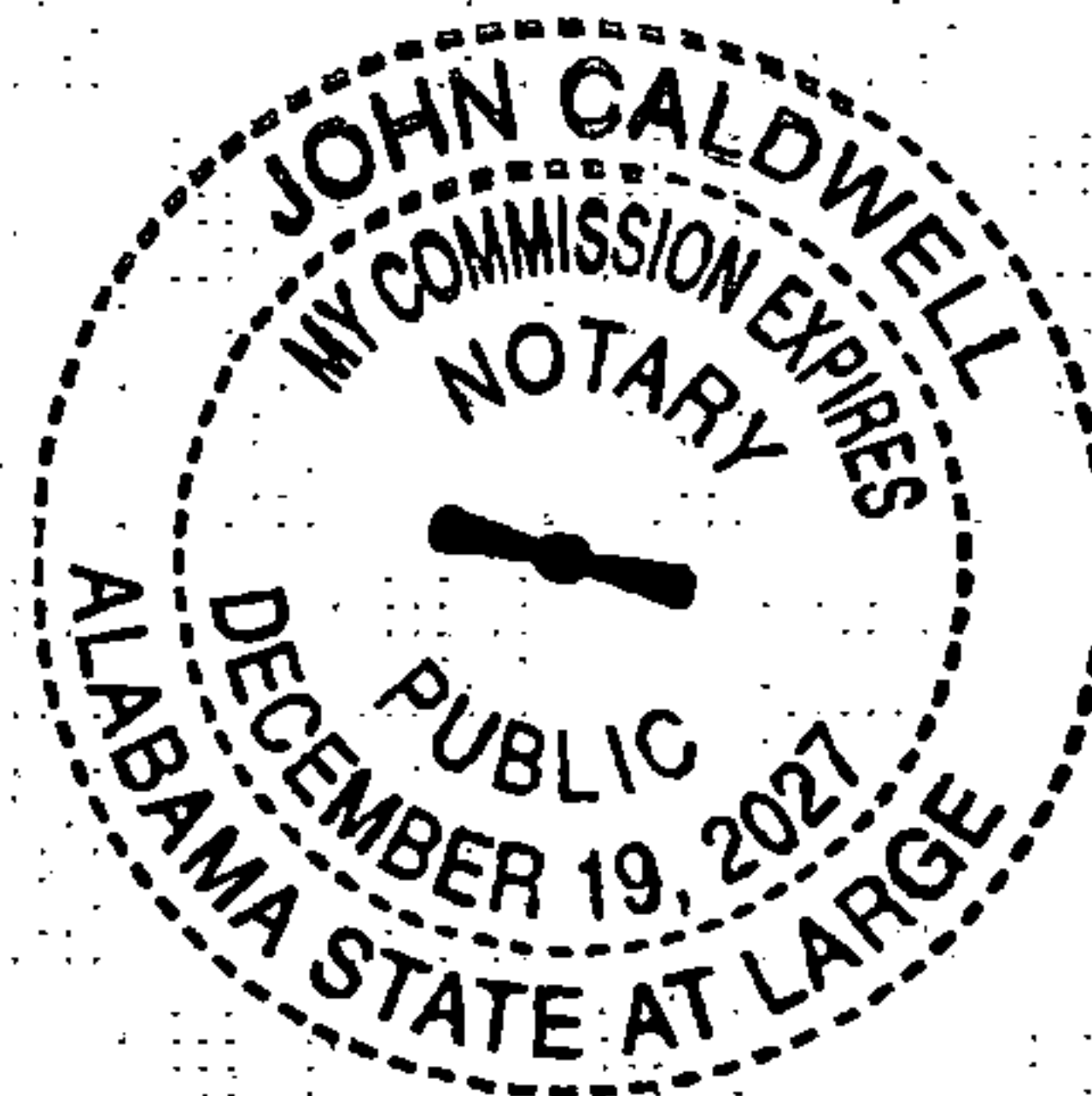
SWORN AND SUBSCRIBED BEFORE ME, THIS THE 18 DAY OF August 2025.

John Caldwell

NOTARY PUBLIC

JOHN CALDWELL

My Commission Expires 12/19/2027



Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Kevin Jones

NMLS ID: 1878502



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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Name: Karen Denton
First Vice President

Title: _____

Date: AUG 25 2025

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said County and State, on this ____ day of _____, 2025, within my jurisdiction, the within named _____

_____ who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

SEE ATTACHED

My Commission Expires: _____

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Kevin Jones
NMLS ID: 1878502



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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On 8/25/2025 before me, Raymond River Navarro , Notary Public
(insert name and title of the officer)

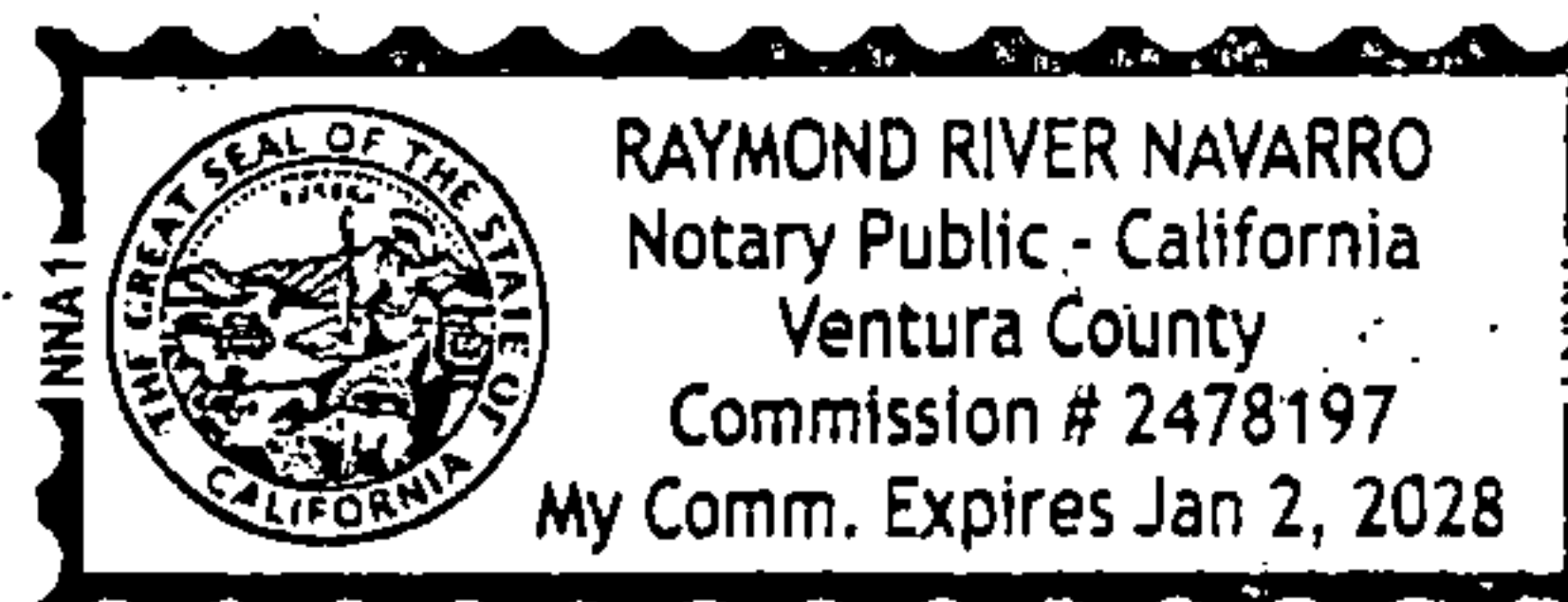
personally appeared Karen Denton, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)





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LEGAL DESCRIPTION

The following described property:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA.

LOT 284, ACCORDING TO THE PLAT OF THE VILLAGE AT POLO CROSSINGS, SECTOR II, AS
RECORDED IN MAP BOOK 49, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SOURCE OF TITLE: INSTRUMENT NO. 20250707000203550, ,
Assessor's Parcel No: 097261003142000

Commonly known as: 209 Belmont Way, Chelsea, AL 35043-7607

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