

When Recorded Return To:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20250701000198410** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **TRACI TIMMONS, UNMARRIED** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LENDAGE , LLC DBA ACHIEVE LOANS, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 15th day of September in the year 2025.** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LENDAGE , LLC DBA ACHIEVE LOANS, ITS SUCCESSORS AND ASSIGNS

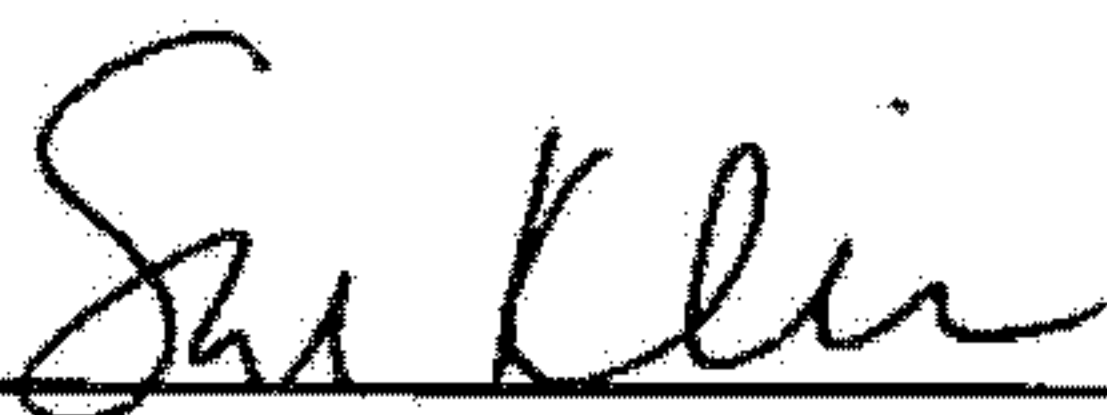


ALAN BAKER
VICE PRESIDENT

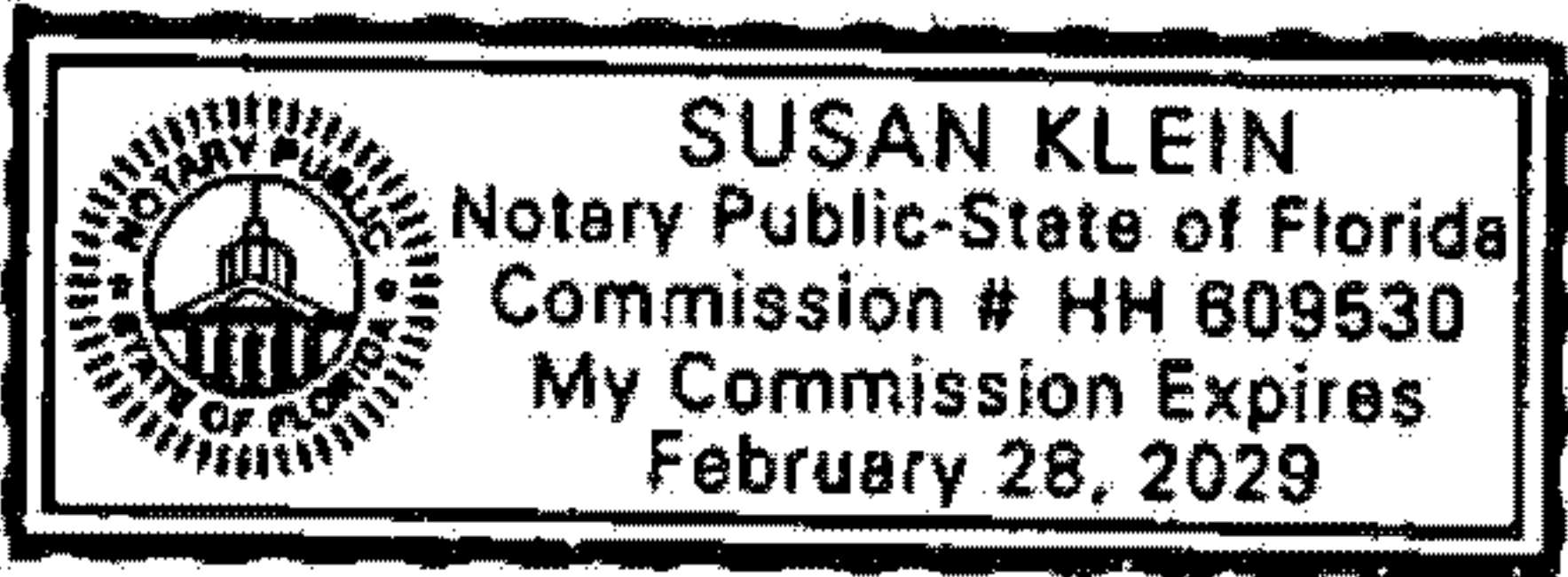
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

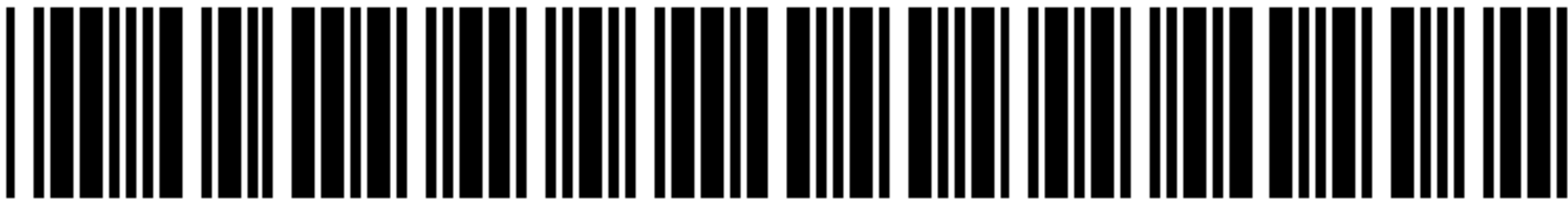
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 15th day of September in the year 2025, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR LENDAGE , LLC DBA ACHIEVE LOANS, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



SUSAN KLEIN
COMM EXPIRES: 2/28/2029



SPTRC 446988549 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
101506650000503885 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T152509-08:27:49 [C-1] ERCNAL1



D0117658165



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 10:15:40 AM
\$23.00 BRITTANI
20250916000281010

