

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 3514007946

PREPARED BY: TIPHANY JO WILLIAMS
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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026 FLINT, MICHIGAN 48501-2026, 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 JULY 24, 2020 executed by KONSTANTIN LAPTEV AND MARINA VALERIEVNA MOTLICH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 832 MEADOW RIDGE LANE, BIRMINGHAM, ALABAMA 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 17, 2020 as Instrument No. 20200817000353620 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.


AS DESCRIBED IN SAID MORTGAGE

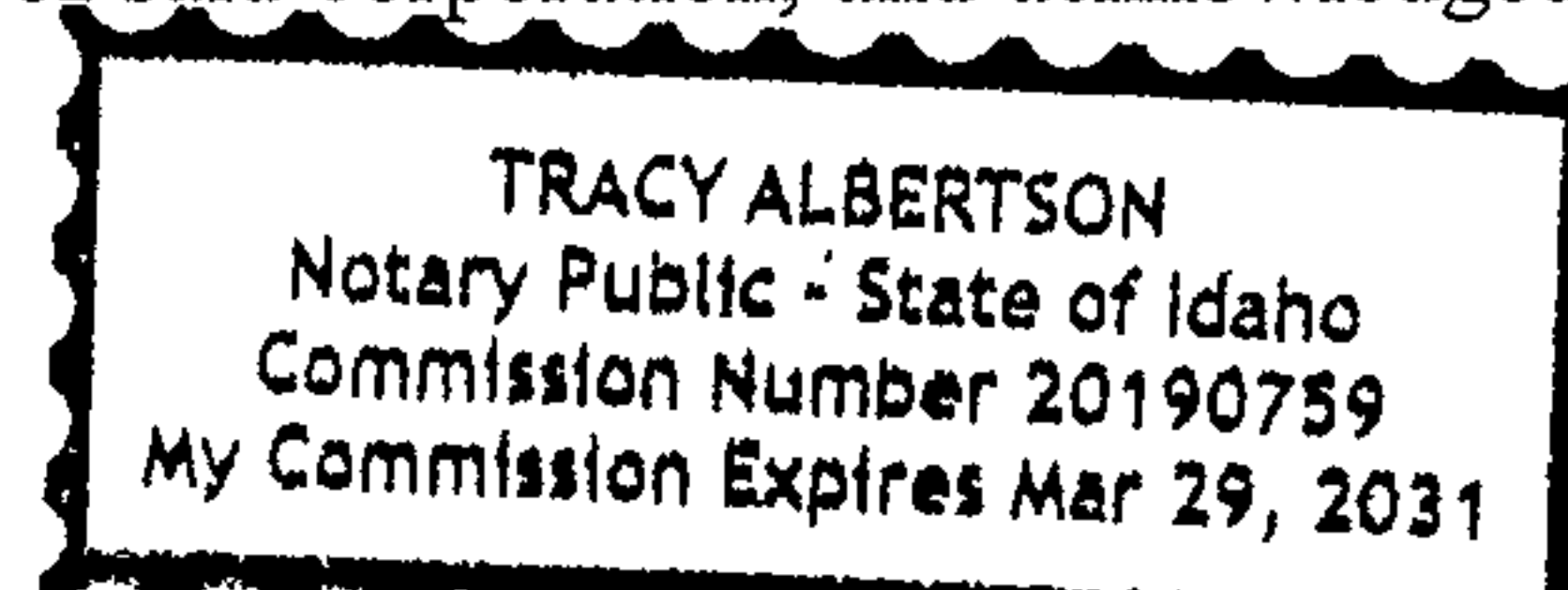
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on SEPTEMBER 17, 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS


TIPHANY JO WILLIAMS, VICE PRESIDENT

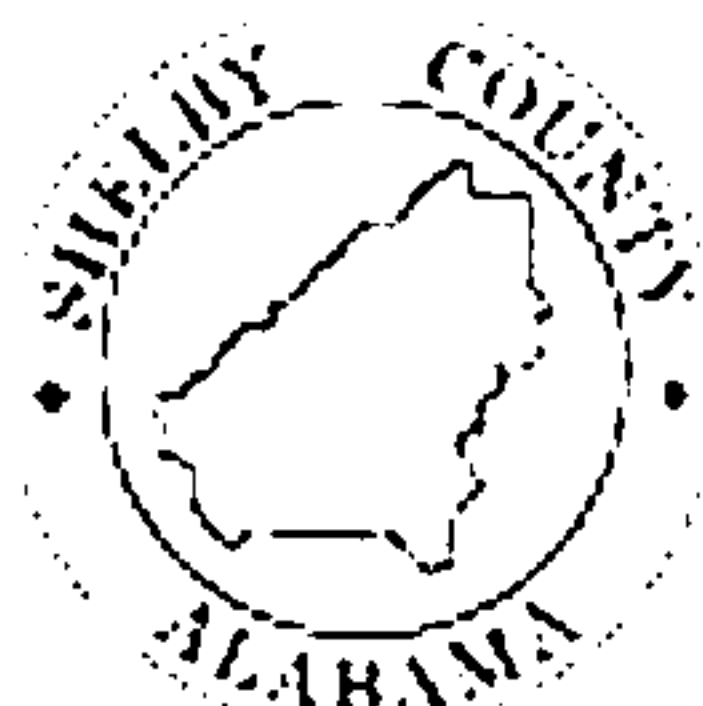
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 17, 2025, before me, TRACY ALBERTSON, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS 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: 20250830
SM8030119IM - LR - AL



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MIN: 100092214006749497

Filed and Recorded MERS PHONE: 1-888-679-6377
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2025 01:13:37 PM
\$22.00 JOANN
20250918000287180

