

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:
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North, Palm Harbor, FL 34683
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CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20121019000403030** of the records in the offices of the Judge of Probate of **SHELBY County, Alabama**, from: **JAMES A. PARSONS AND DEBORAH R. PARSONS, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** 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 CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 08th day of September in the year 2025.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS



MICHAEL PHILBERT
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

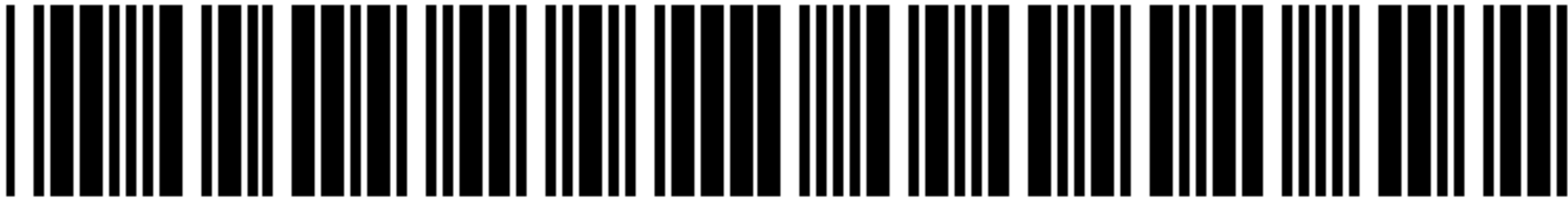
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 08th day of September in the year 2025, by Michael Philbert as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A., 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.



MELISSA MILLER
COMM EXPIRES: 10/27/2027



SPTRC 446988325 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100011511232079906 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T082509-01:10:57 [C-1] ERCNAL1



D0117396530



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 08:26:57 AM
\$22.00 BRITTANI
20250929000296470

