Prepared by/Record and Return to: Levi Reyes Lien Release JPMorgan Chase Bank, N.A. 700 Kansas Lane Mail Code LA4-3120 Monroe, LA 71203 Telephone Nbr: 1-866-756-8747



20251023000325090 1/1 \$22.00 Shelby Cnty Judge of Probate, AL 10/23/2025 10:23:27 AM FILED/CER

SATISFACTION OF MORTGAGE

Pursuant to Ala. Code § 35-10-27.

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS, owner of a certain mortgage from VALERIE VINING AND JULIE J QUIGLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS, dated June 29, 2012 and recorded on July 3, 2012 in the Records of the Office of the Judge of Probate Court of SHELBY County, Alabama, in Volume/Book NA at Page NA and/or as Document 20120703000234930 does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage. This document was rerecorded.

MORTGAGE FROM VALERIE VINING AND JULIE J QUIGLEY TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS DATED JUNE 29, 2012 IN THE AMOUNT OF \$235,920.00, RECORDED JULY 26, 2013, VOLUME/BOOK NA PAGE NA DOCUMENT 20130726000304390.

Property Address: 2312 ARBOR GLEN, HOOVER, AL 35244

Witness the due execution hereof by the owner and holder of said mortgage on September 29, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS

RHONDA BIAS Vice President

STATE OF LOUISIANA COUNTY/PARISH OF OUACHITA

On September 29, 2025, before me appeared RHONDA BIAS, to me personally known, who did say that s/he/they is (are) the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

BRENDA R DAVIS - 126370, Notary Public LIFETIME COMMISSION

Loan Number: 1170795766 Outbound Date: 10/01/2025

MERS Phone: 1-888-679-6377

MERS Address: P.O. Box 2026, Flint, MI 48501-2026

MERS MIN: 100223800000015323

Brenda R Davis State of Louislana Lifetime Commission Notary Public ID # 126370