
(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After Recording Mail To:

National Link
1400 Cherrington Parkway STE 300
Moon TWP, PA 15108

Order# 2004057202

PIN: 13 5 16 4 003 037.000

Assumption of Loan recorded: 04-21-2021 INSTRUMENT 20210421000197700

Prepared By:

Tracy Renken
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, OH 45342

Loan Assumption and Assignment of Escrow
Agreement

**Loan Assumption and Assignment of Escrow Agreement
(With Release of Liability)**



Name of Applicant(s): Brittany Brown Roberts, *unmarried*

Date: October 27, 2025

Loan #: 1000910126

Lender: PNC Bank, NA
3232 Newmark Drive, Miamisburg, OH 45342

Property Address: 525 Rosebury Rd, Helena, AL 35080

In consideration of the mutual agreements of Purchaser and Seller as set forth below, and on condition that the lien of the mortgage referenced below is a valid, first lien on the property and that the execution of this agreement will not impair the lien of the mortgage, the parties agree as follows:

Assumption, Agreement of Purchaser(s):

For value received, I (we), the undersigned purchaser(s), do hereby assume and agree to pay the Mortgagee, its successors or assigns, the principal balance due as set forth below, under the mortgage above described, and all accrued interest thereon, at the time, in the manner and in all respects as provided in the note secured by said mortgage. All payments for whatever purpose under the said mortgage shall be made to PNC Bank, NA, as Mortgagee, or as the correspondent of or duly authorized servicer for the Mortgagee. I (we) further agree that the current status of the loan we are assuming is:

Principal Balance as of October 17, 2025: \$254,517.22

Interest Rate: 2.875%

Amount of Monthly Payment: \$1,606.86

Next Payment Due Date: December 1, 2025

I (we) do further covenant and agree to fully perform each and all of the covenants, agreements and obligations under the said mortgage and note on the part of the Mortgagor(s) to be performed, in the manner and the same extent as if I (we) had originally executed the said mortgage and note. The term "mortgage" as used herein shall include any mortgage deed, deed of trust, loan deed, or any other security instrument.

Loan Assumption and Assignment of Escrow Agreement (With Release of Liability)



Acknowledgement

I/We acknowledge receipt and understanding of this disclosure.

Brittany Brown Roberts

10/27/25

Applicant: Brittany Brown Roberts

Date

Applicant:

Date

Applicant:

Date

Applicant:

Date

STATE OF Alabama)

) SS:

COUNTY OF Shelby)

I, Dylan Messimer, a Notary Public in and for said county and state, do hereby certify that Brittany Brown Roberts

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of October 2025

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

Dylan Messimer

NOTARY PUBLIC

My commission expires 3/27/2026

Loan Assumption and Assignment of Escrow Agreement



(With Release of Liability)

Agreement of Mortgagor(s)

I (we), the undersigned Mortgagor(s), do hereby represent and warrant that the lien of the aforesaid mortgage held by Mortgagee is a first, valid and subsisting lien on the real property described in said mortgage; that the execution and delivery of this assumption agreement by the Purchaser(s) will not impair the lien of said mortgage; that the Mortgagor(s) have not done or suffered anything to be done that would adversely affect the priority, validity, or enforceability of the mortgage, or value of the Mortgagee's security.

I (we) do hereby assign to the Purchaser any and all interest whatsoever in any moneys heretofore or hereafter deposited with PNC Bank, NA for any purpose including, but without limitation to, the payment of real estate taxes and assessments, and hazard insurance premiums, if any.

It is understood that the liability of Charles Bradley Roberts, under the said Mortgage and Note secured thereby shall be released by the Mortgagee, PNC Bank, NA at such time as Brittany Brown Roberts, assumes loan number 1000910126, and that a copy of this Release of Liability shall take effect with receipt of all required documents and fees necessary to complete the transaction.

Date 10-27-25

Seller
Charles Bradley Roberts

Seller _____

STATE OF Alabama)

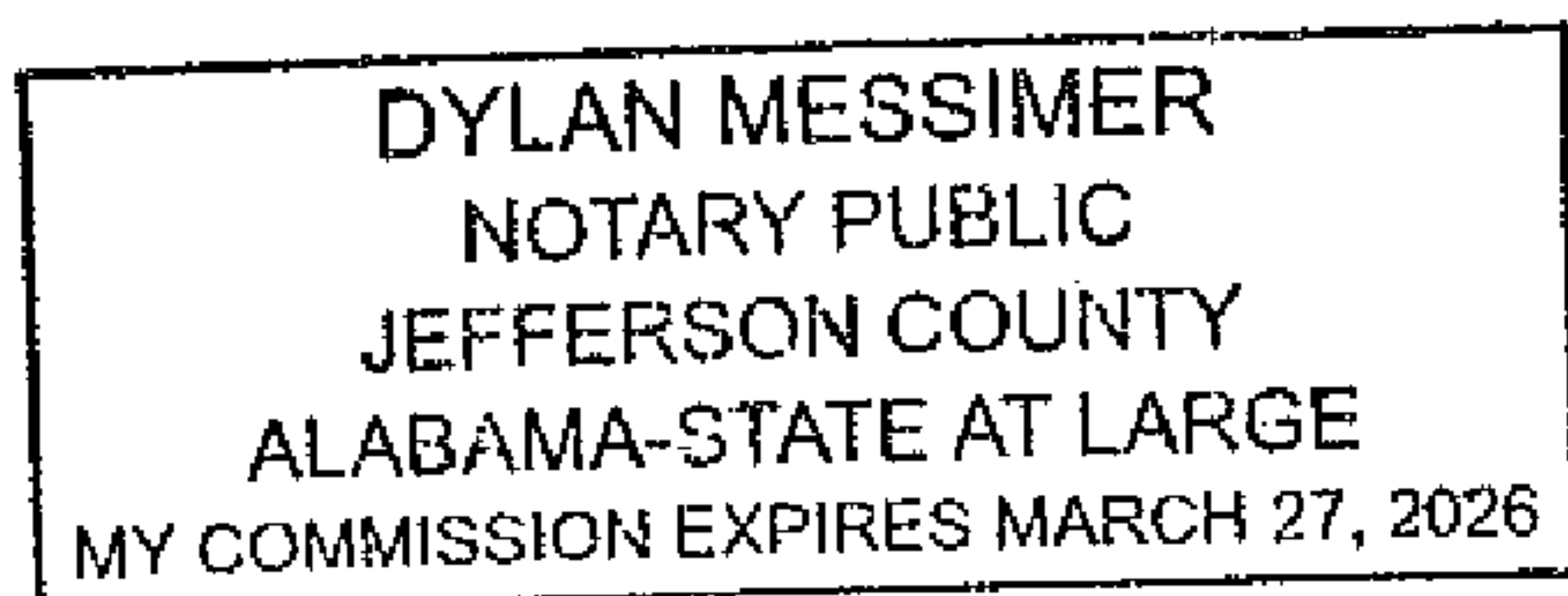
) SS:

COUNTY OF Shelby)

I, Dylan Messimer, a Notary Public in and for said county and state, do hereby certify that Charles Bradley Roberts

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of October 2025



NOTARY PUBLIC

My commission expires 3/27/2026

Loan Originator Organization: PNC Bank, National Association. NMLSR ID: 446303

MORTGAGES / DEEDS OF TRUST

1. A mortgage to secure an indebtedness as shown below, and any other obligations secured thereby

Amount : \$284,000.00
Dated : 03-26-2021
Mortgagor : BRITTANY BROWN ROBERTS AND CHARLES BRADLEY ROBERTS
Mortgagee : MERS, INC., AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION
MIN No. :
Recorded : 04-21-2021
Instr No. : 20210421000197700
Book :
Page :
of Official Records

Maturity Date is: 04-01-2051

Assignment of the above referenced security instrument is as follows:

Assignor : MERS, INC., AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION
Assignee : PNC BANK, NATIONAL ASSOCIATION
Dated : 08-05-2025
Recorded : 08-06-2025
Instr No. : 20250806000239380
Book :
Page :
of Official Records

Order No.: 2004057202

**LEGAL DESCRIPTION
EXHIBIT "A"**

The following described property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 308, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38 PAGE 147 AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 13 5 16 4 003 037.000



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 03:14:04 PM
\$39.00 BRITTANI
20251028000330080**

Allie S. Bayl