

When Recorded Return To:
Citizens Bank N.A.
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 # 20210803000375480** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JOHN DAVID NIXON, JR. AND LAURA GIFFIN NIXON, HUSBAND AND WIFE** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, CITIZENS BANK, N.A. has caused its name to be signed **this 30th day of October in the year 2025.**
CITIZENS BANK, N.A.

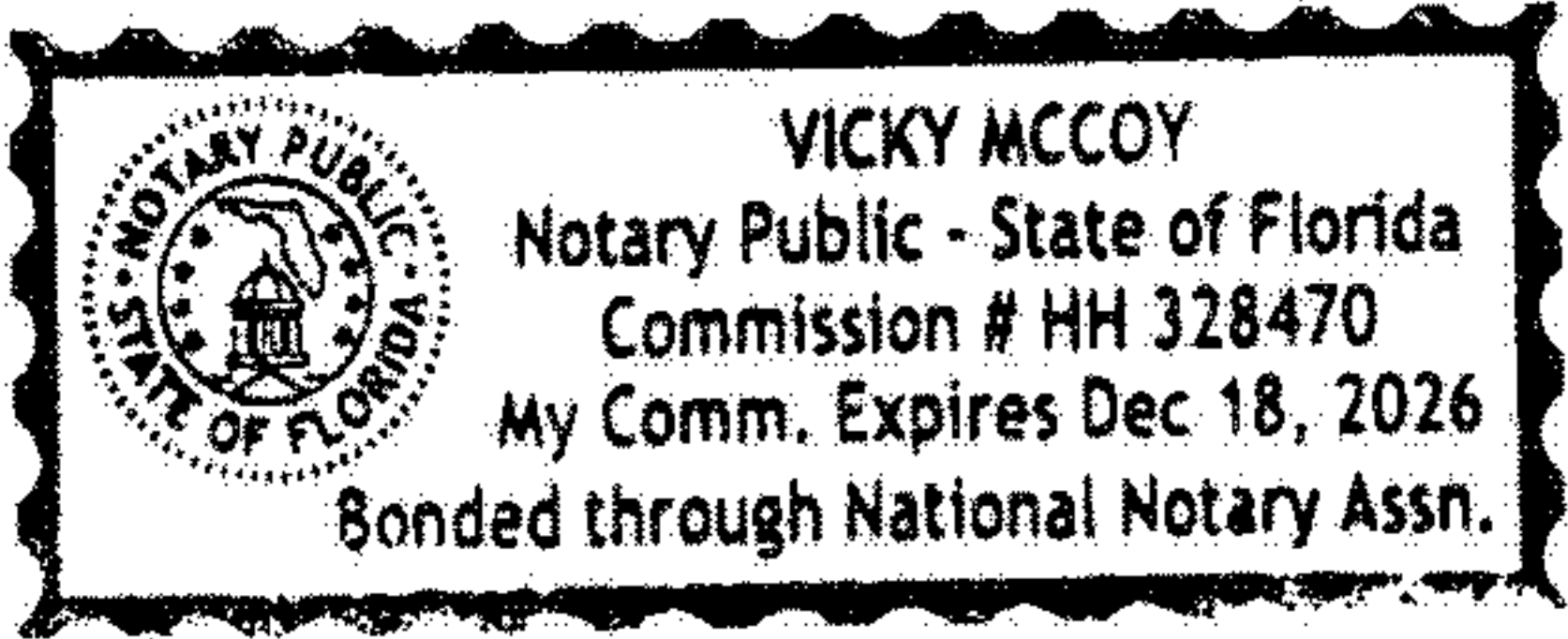

ANGELA PAVAO
VICE PRESIDENT

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 30th day of October in the year 2025, by Angela Pavao as VICE PRESIDENT of CITIZENS BANK, N.A., 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.

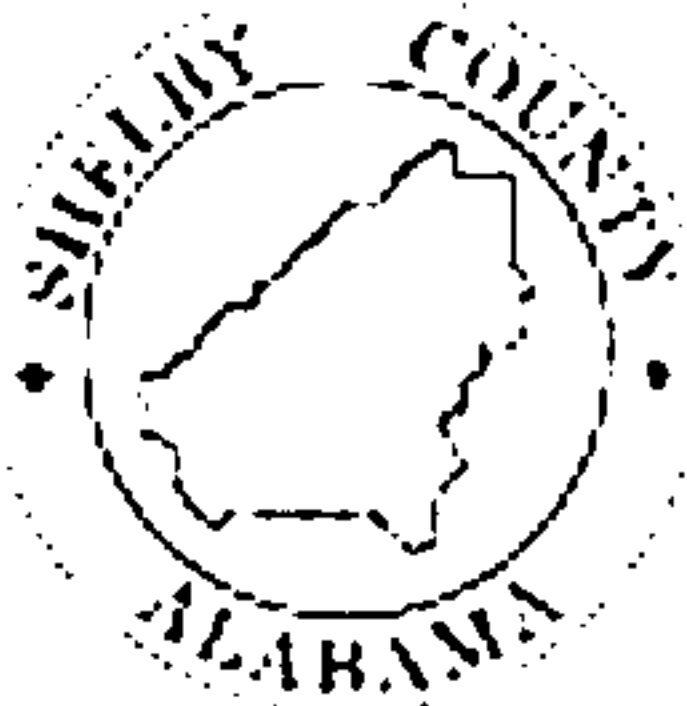

VICKY MCCOY
COMM EXPIRES: 12/18/2026



CITRC 447797476 FULL SERVICE DOCR T302510-12:58:17 [C-1] ERCNAL1



D0118989948



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2025 12:32:21 PM
\$22.00 PAYGE
20251030000332930