

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 4096497

PREPARED BY: KATHERINE LARREA
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 TRUSTMARK NATIONAL BANK, 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 OCTOBER 12, 2012 executed by JOSHUA O SPENCER A MARRIED MAN, AND JULIE K SPENCER HIS WIFE, Mortgagor, located at 1735 NATIVE DANCER CIR, HELENA, ALABAMA 35080, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR TRUSTMARK NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on OCTOBER 18, 2012 as Instrument No. 20121018000401370 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

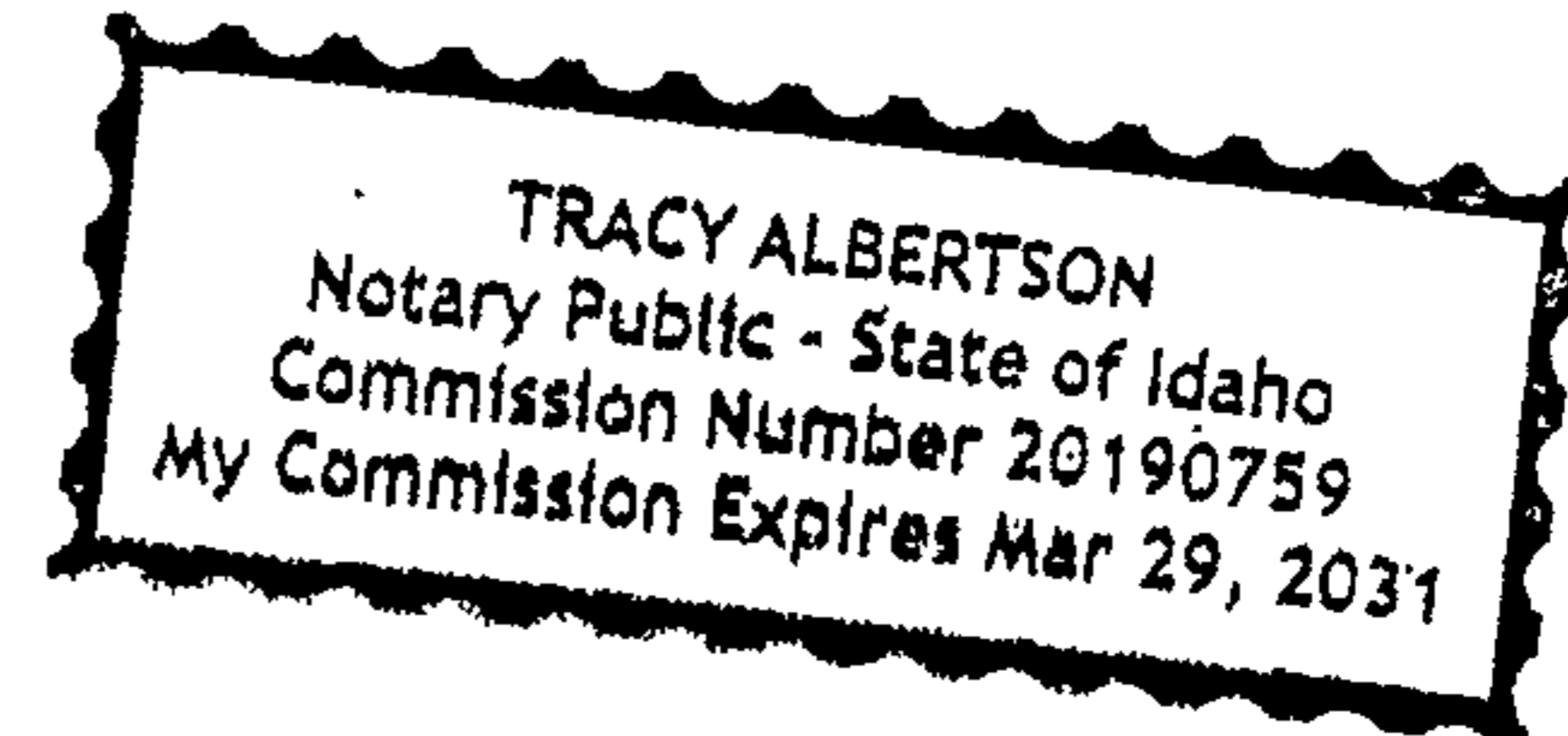
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 07, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE


KATHERINE LARREA, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On NOVEMBER 07, 2025, before me, TRACY ALBERTSON, personally appeared KATHERINE LARREA known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE 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: 20251024
TR8121723IM - LR - AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 03:32:18 PM
\$22.00 BRITTANI
20251110000345830

MERS PHONE: 1-888-679-6377

Alvin S. Boyd