

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0000981044



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2025 08:07:41 AM
\$22.00 PAYGE
20251114000349180

Allen S. Byrd

PREPARED BY: JARED THOMAS PETT
PEIRSONPATTERSON, LLP
4400 ALPHA ROAD
DALLAS, TX 75244
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 UNION HOME MORTGAGE CORP., 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 NOVEMBER 30, 2023 executed by TERRY W LEDBETTER AND RHONDA S LEDBETTER, HUSBAND AND WIFE, Mortgagor, located at 416 SUNSET LAKE CIR, CHELSEA, ALABAMA 35043, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNION HOME MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on DECEMBER 12, 2023 as Instrument No. 20231212000357480 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 12, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

JTP

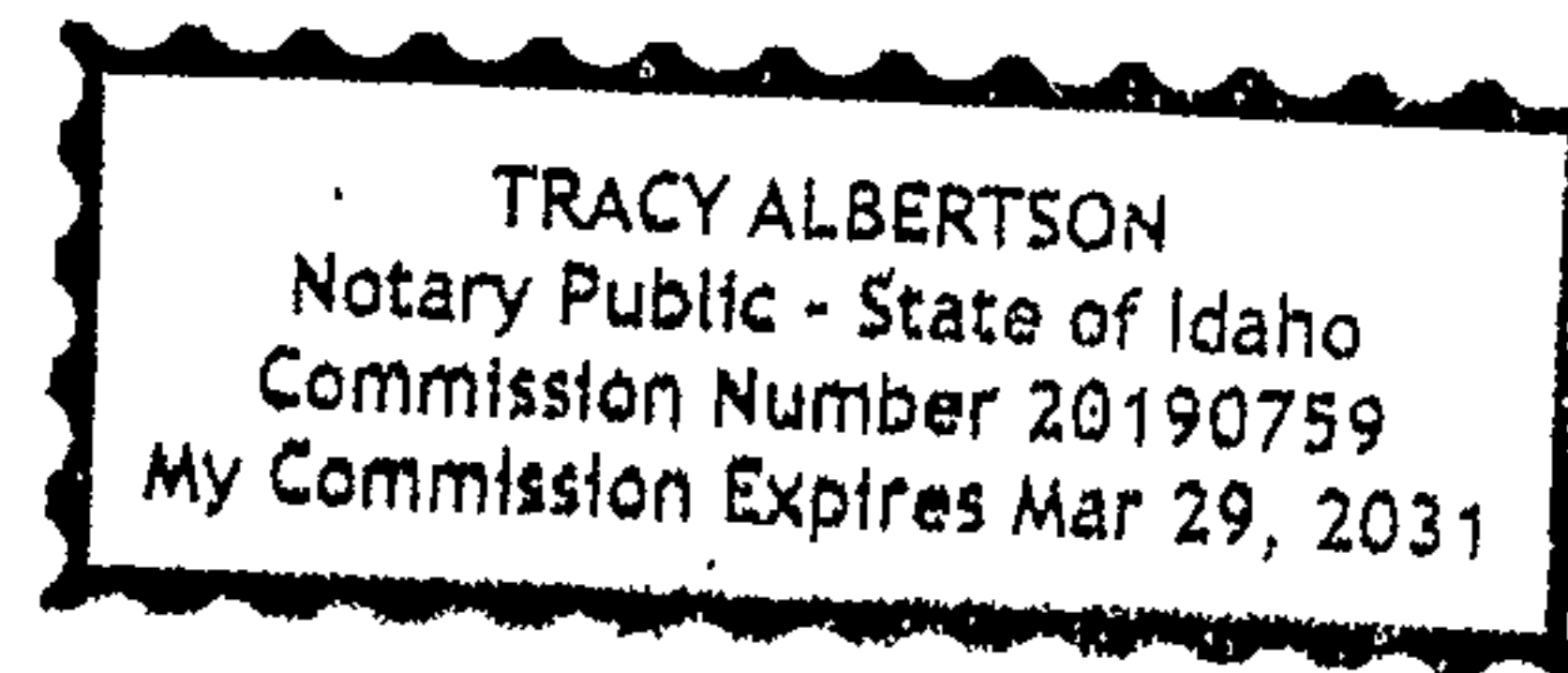
JARED THOMAS PETT, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On NOVEMBER 12, 2025, before me, TRACY ALBERTSON, personally appeared JARED THOMAS PETT 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

TRACY ALBERTSON (COMM. EXP. 03/29/2031)
NOTARY PUBLIC



POD: 20251029
UH8121723IM - LR - AL

MIN: 100074500010321998
MERS PHONE: 1-888-679-6377