

Prepared by: Samantha Dewitte  
Towne Mortgage Company  
888 W. Big Beaver Rd., Suite 310  
Troy, MI 48084

Recording Requested By and Return To:  
Towne Mortgage Company  
888 W. Big Beaver Rd., Suite 310  
Troy, MI 48084

(Space Above This Line for Recording Data)  
MIN #: 1003775-1300203049-7 MERS Phone #: (888) 679-6377

**SATISFACTION OF MORTGAGE**

Property: 1065 Chancellor Ferry Loop Harpersville, Alabama 35078

Date: November 7, 2025

Note Holder: Towne Mortgage Company

Note Holder's Mailing Address: 888 W. Big Beaver Rd., Suite 310, Troy, MI 48084

Lien Holder: Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Towne Mortgage Company, its Successors and Assigns

Lien Holder's Mailing Address: P.O. Box 2026, Flint, MI 48501-2026

Original Note:

Date: December 11, 2020

Original Principal Amount: \$208,587.00

Borrower: Jacob Austin Evans

Lender/Payee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
MORTGAGEE, AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, ITS  
SUCCESSORS AND ASSIGNS

Original Note and Lien are described in the following document(s):

Mortgage, recorded in Instrument Number 20201214000573530, dated December 14, 2020, Real Property  
Records of Shelby, County, AL

Property (including any improvements) subject to Lien:

**LOT 32, ACCORDING TO THE SURVEY OF CHANCELLOR'S CROSSING AS RECORDED IN  
MAP BOOK 28, PAGE 75 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA.**

**PIN #: 17-6-13-0-000-005.040; 17-6-13-0-000-005.038**

Note Holder acknowledges payment in full of the Original Note and expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future advance or other indebtedness. At the direction of Note Holder, Lien Holder does hereby consent that the Lien be discharged of record.

Executed this November 7, 2025.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR  
HOMEOWNERS FINANCIAL GROUP USA, LLC, ITS  
SUCCESSORS AND ASSIGNS

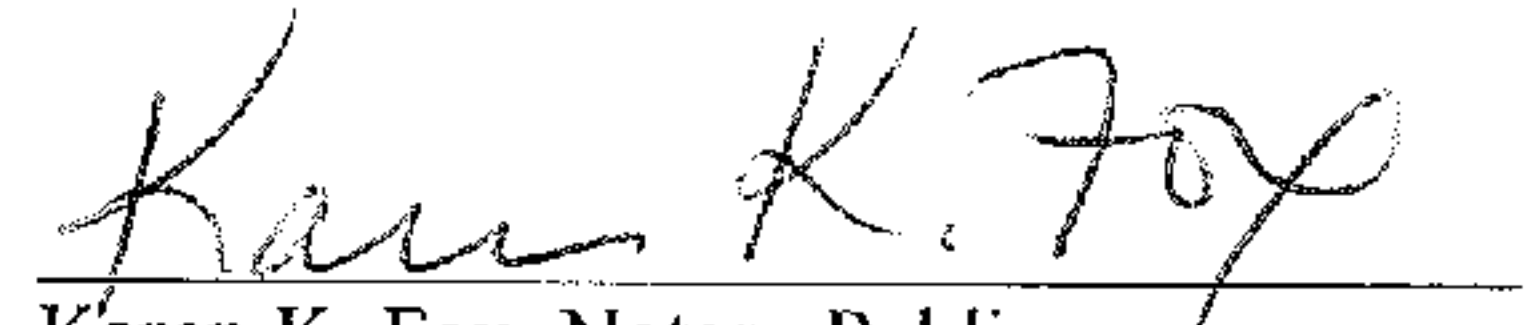
By: Sharon Glinka  
Sharon Glinka

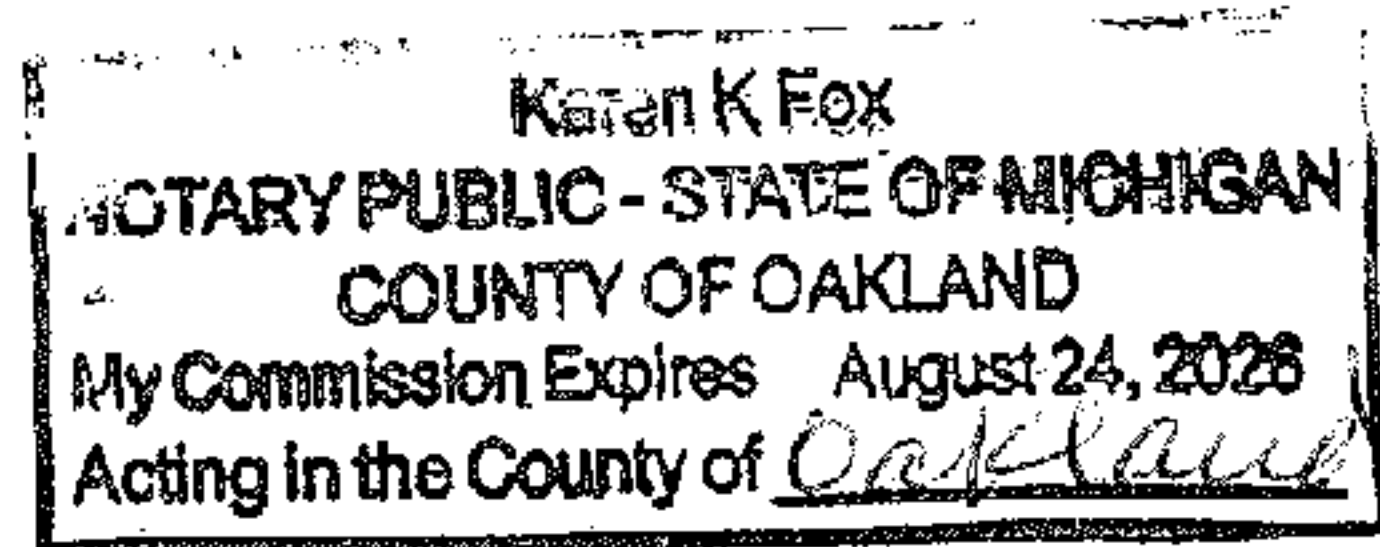
Its: Assistant Secretary

State of Michigan }  
County of Oakland } ss.  
}

The Undersigned, a Notary Public in and for above-said County and State, does hereby acknowledge that Sharon Glinka, Authorized Signatory for Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Towne Mortgage Company, its successors and assigns, personally appeared before me this day, and being by me duly sworn, says that she, being informed of the contents, voluntarily executed the foregoing and annexed instrument for and on behalf of such entity.

Subscribed and Sworn before me this 7th day of November, 2025.

  
Karen K. Fox, Notary Public  
Oakland County, State of Michigan  
My Commission Expires: August 24, 2026  
Acting in Oakland County, Michigan



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/17/2025 01:34:22 PM  
\$25.00 JOANN  
20251117000351570

