

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 3560578313



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2025 11:52:59 AM
\$22.00 PAYGE
20251118000353320

Alex S. Bayl

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 FBC MORTGAGE, LLC, 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 JUNE 15, 2022 executed by TIMOTHY YATES, AN UNMARRIED PERSON, Mortgagor, located at 115 GRANT CIR, CALERA, ALABAMA 35040, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 22, 2022 as Instrument No. 20220622000250050 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

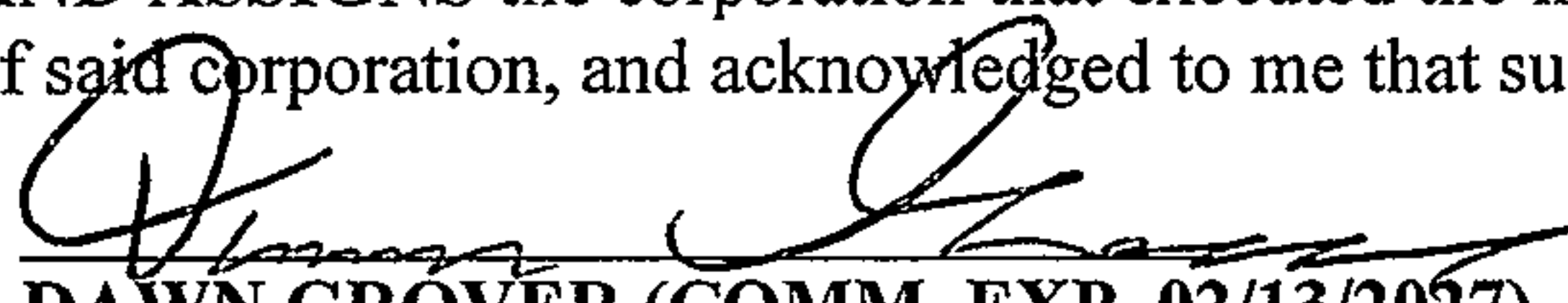
AS DESCRIBED IN SAID MORTGAGE

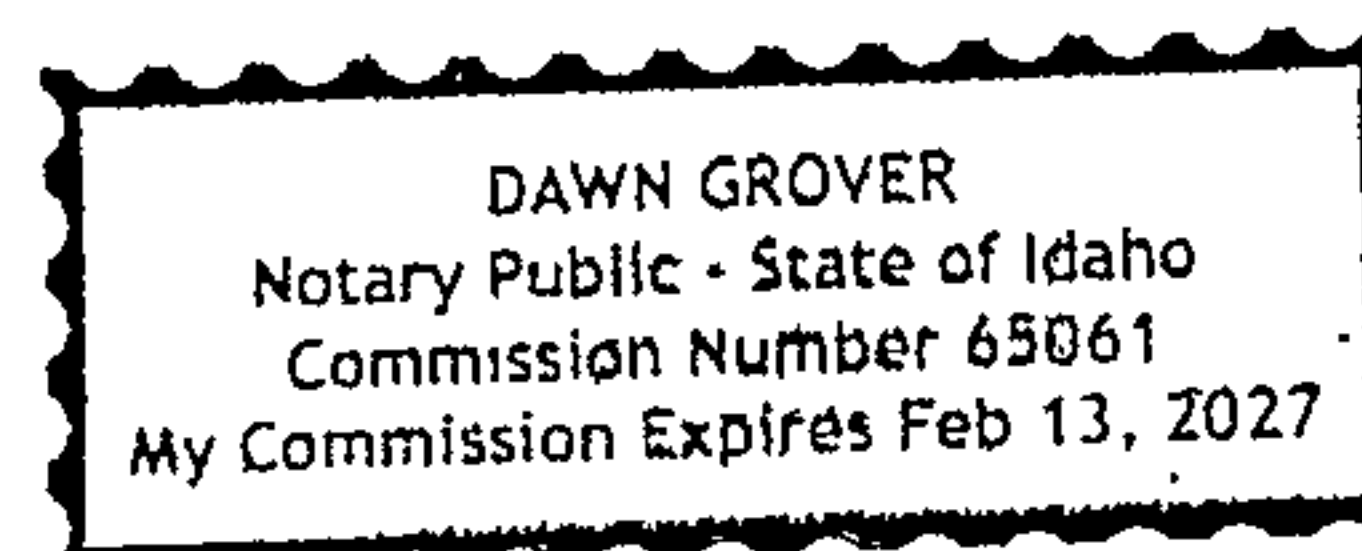
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 17, 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS


KATHERINE LARREA, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On NOVEMBER 17, 2025, before me, DAWN GROVER, personally appeared KATHERINE LARREA known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS 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.


DAWN GROVER (COMM. EXP. 02/13/2027)
NOTARY PUBLIC



POD: 20251104
QL8040120IM - LR - AL

