

STATE OF ALABAMA)

COUNTY OF SHELBY)

MIN# 100032412214067677
MERS PHONE #1-888-679-MERS

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC**, ITS SUCCESSORS AND ASSIGNS (the "Assignor"), whose address is P.O. Box 2026, Flint, MI 48501-2026 does hereby transfer, assign, set over and convey unto **TH MSR HOLDINGS LLC** (the "Assignee"), whose address is C/O ROUNDPOINT MORTGAGE SERVICING, LLC 446 Wrenplace Road, Fort Mill, SC 29715, its successors, transferees, and assigns forever, all right, title and interest of said Assignor in and to that certain Mortgage executed by ROSANNA M VALENTIN and MELISSA L TRENT, WIFE AND WIFE, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, dated May 17, 2021, and filed for record May 18, 2021 in Instrument No. 20210518000244770, in the Probate Office of Shelby County, Alabama, covering property described in said Mortgage, and all interest of the undersigned in and to the property described in said Mortgage.

It is expressly understood and agreed that the within transfer and assignment of the said Mortgage is without warranty, representation or recourse of any kind whatsoever.

IN WITNESS WHEREOF, said Assignor has hereunto set its signature this 12th day of November, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE
MORTGAGE, LLC

By: [Signature]

Its: Tracy Vines - Assistant Secretary

STATE OF South Carolina)

COUNTY OF York)

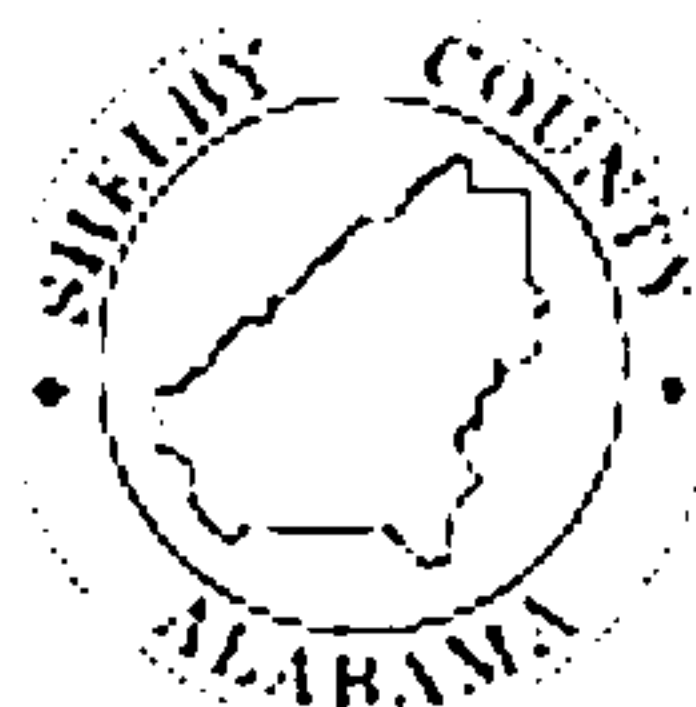
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tracy Vines, whose name as Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, its successors and assigns a legal entity, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 12 day of November, 2025.

[Signature]
Notary Public

My Commission Expires: 8.17.2033

This instrument prepared by:
B. Andrew Monaghan
Tiffany & Bosco, P.A.
2501 20th Place South, Suite 300
Homewood, AL 35223
File #: 25-11716-RP-AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2025 08:08:31 AM
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Allen S. Bayl