

**NIP C PHUNG**  
**7500889024**

PO Date: **11/28/2025**

**SATISFACTION OF MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned **PNC BANK NATIONAL ASSOCIATION** does hereby certify that a certain mortgage from **NIP C PHUNG AND VAN KHA TRAN** to **BBVA USA** dated **FEBRUARY 21, 2020**, filed for record **MARCH 4, 2020** in mortgage volume/book , page DOC No. **20200304000086460**, of the **SHELBY COUNTY, ALABAMA** records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **PNC BANK NATIONAL ASSOCIATION** has hereunto set their hand this **1st** day of **DECEMBER, 2025**.

Tax Parcel ID # \_\_\_\_\_

**355 LACEY AVE, ALABASTER, AL - 35114**

**PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA**



\_\_\_\_\_  
**WENDY M HAIRE**  
**VICE PRESIDENT**

State of **OHIO** )  
County of **MONTGOMERY COUNTY** ) SS:

Before me, **MAX FLOHRE**, a Notary Public in and for said county, personally appeared **WENDY M HAIRE, VICE PRESIDENT**, of **PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA** known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **1st** day of **December, 2025**.



**MAX FLOHRE**  
NOTARY PUBLIC  
IN AND FOR  
THE STATE OF OHIO  
MY COMMISSION EXPIRES  
**NOVEMBER 02, 2026**

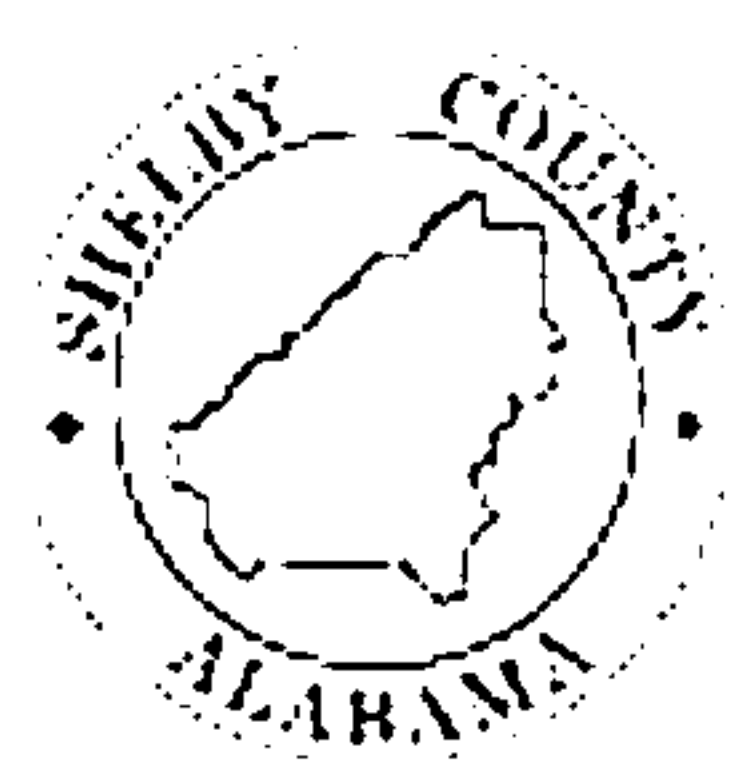
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**MAX FLOHRE**  
In and for the state of **OHIO**  
My commission expires **11/2/2026**

Prepared by:

Return To:

\_\_\_\_\_  
**COREY WELLMAN**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**P.O. BOX 8820,**  
**DAYTON, OH, 45482**  
**800-822-5626**

\_\_\_\_\_  
**COREY WELLMAN**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**P.O. BOX 8820,**  
**DAYTON, OH, 45482**  
**800-822-5626**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2025 01:23:18 PM  
\$22.00 BRITTANI  
20251201000366450

