

**ALABAMA**  
COUNTY OF **SHELBY**  
LOAN NO.: 0001107701

PREPARED BY: TIPHANY JO WILLIAMS  
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 FEBRUARY 13, 2025 executed by ERIC ISMAEL RIVADENEIRA VIVAR AND LAURA CUELLAR ARCOS, HUSBAND AND WIFE, Mortgagor, located at 952 RIDGEWAY AVE, COLUMBIANA, ALABAMA 35051, 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 MARCH 06, 2025 as Instrument No. 20250306000067380 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

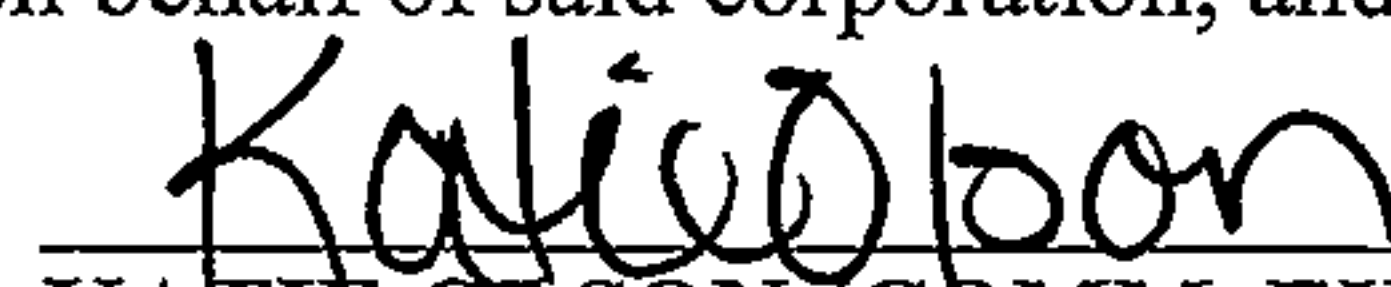
### AS DESCRIBED IN SAID MORTGAGE

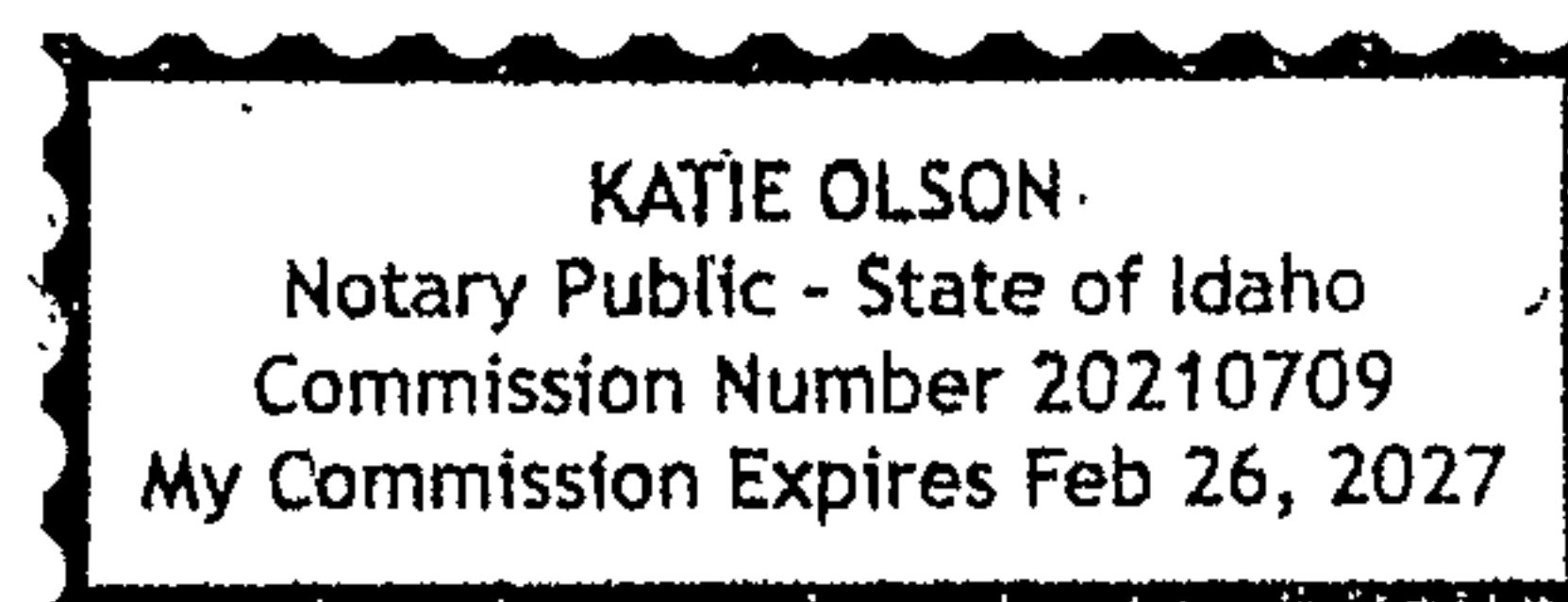
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 28, 2025.  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

  
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ss.

On NOVEMBER 28, 2025, before me, KATIE OLSON, personally appeared TIPHANY JO WILLIAMS 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.

  
KATIE OLSON (COMM. EXP. 02/26/2027)  
NOTARY PUBLIC



POD: 20251114  
UH8121723IM - LR - AL



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MIN: 100074500011570643

MERS PHONE: 1-888-679-6377



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2025 01:33:35 PM  
\$22.00 BRITTANI  
20251201000366560

