

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0162097760

PREPARED BY: TAWNIA RAINEY
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 FREEDOM MORTGAGE CORPORATION, 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 DECEMBER 06, 2024 executed by HUBERT LEE PHILON JR AND DANA L SHOWERS, HUSBAND AND WIFE, Mortgagor, located at 428 SPRINGDALE TRCE, COLUMBIANA, ALABAMA 35051, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JANUARY 02, 2025 as Instrument No. 20250102000001230 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

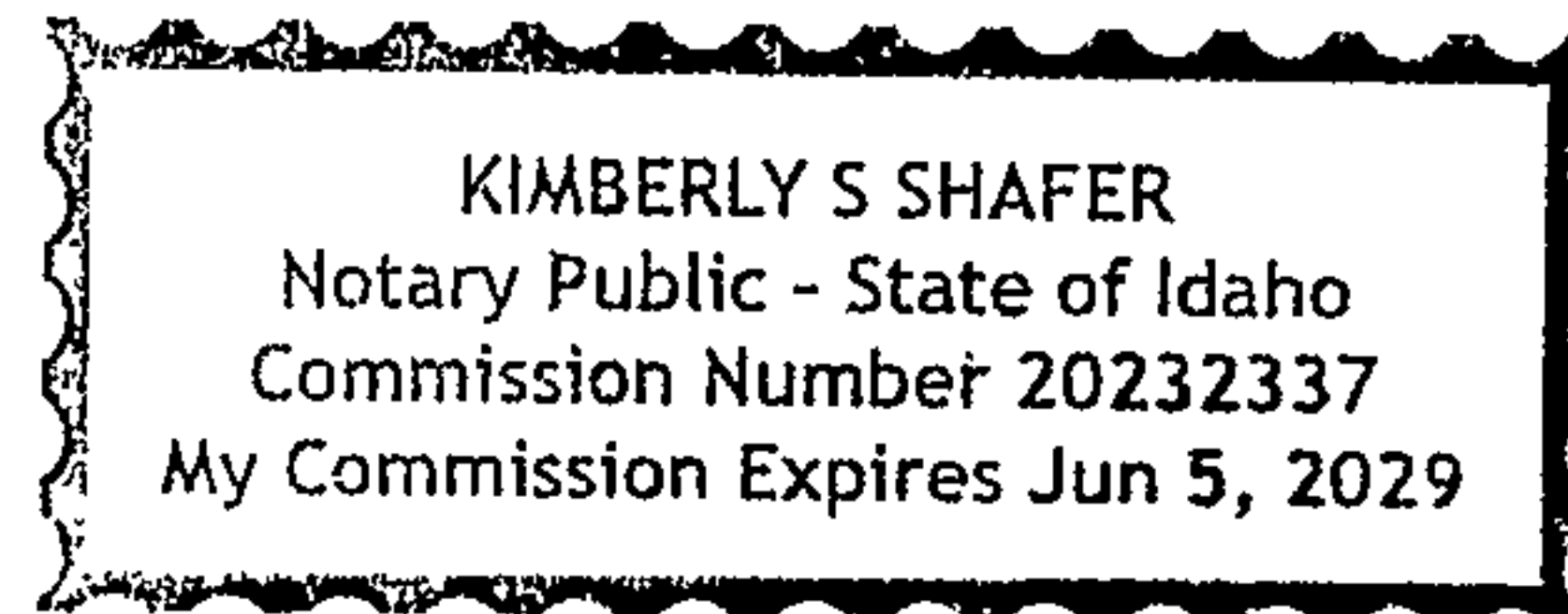
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 04, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

Tawnya Rainey
TAWNIA RAINEY, VICE PRESIDENT

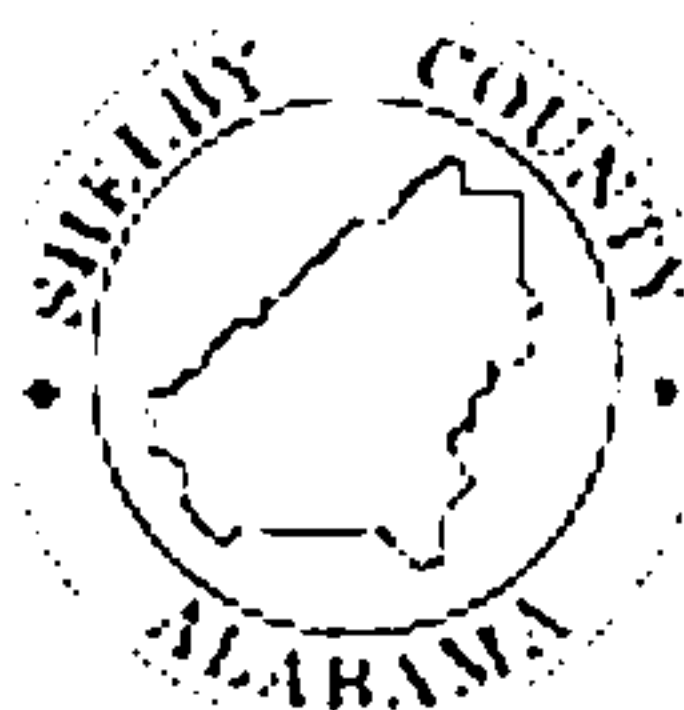
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 04, 2025, before me, KIMBERLY S. SHAFER, personally appeared TAWNIA RAINEY 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.

Kimberly S. Shafer
KIMBERLY S. SHAFER (COMM. EXP. 06/05/2029)
NOTARY PUBLIC



POD: 20251124
FM8020113IM - LR - AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2025 11:31:01 AM
\$22.00 KELSEY
20251205000372630

MERS PHONE: 1-888-679-6377

Allie S. Beal