

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0006722713



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2025 03:25:17 PM
\$22.00 KELSEY
20251229000396200

Alli S. Byrd

PREPARED BY: ALEXANDRA BARZEE
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 UNITED TRUST BANK, 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 MARCH 05, 2025 executed by JAMES ROBERT TATE AND KATHRYN TATE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagor, located at 5202 POST HOUSE LN, BIRMINGHAM, ALABAMA 35242, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 11, 2025 as Instrument No. 20250311000072430 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

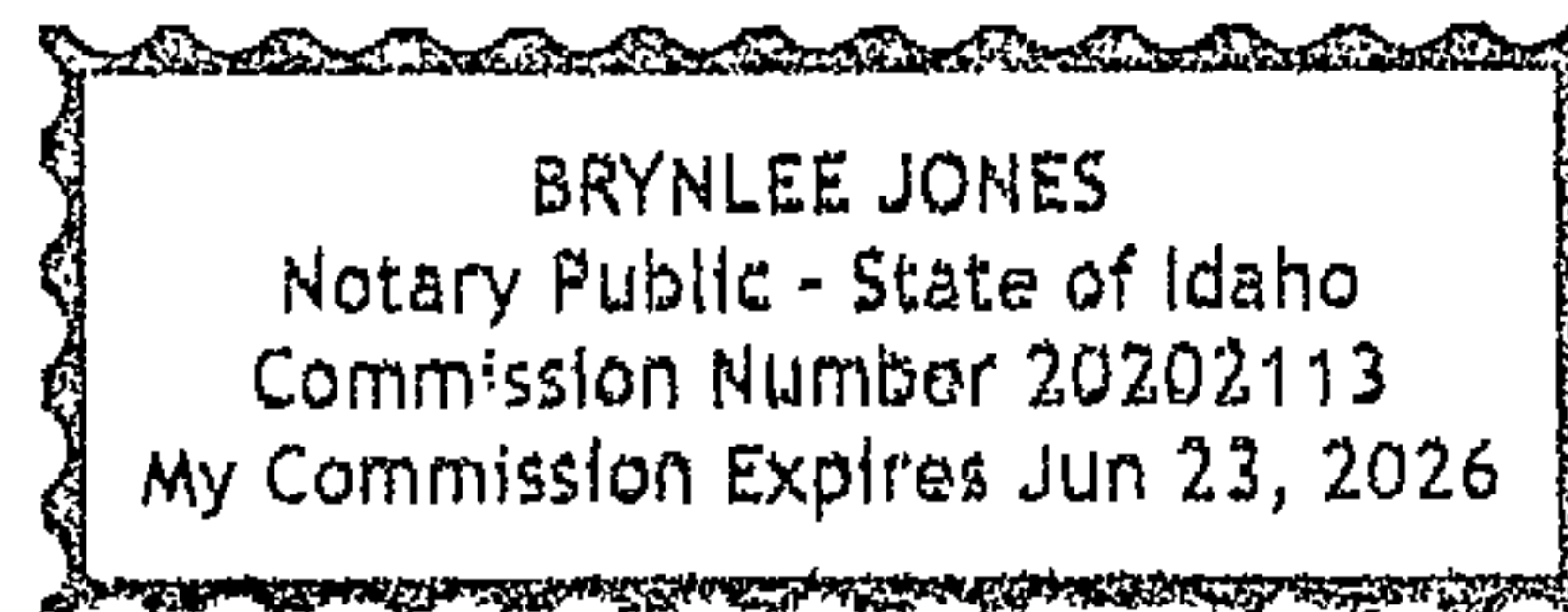
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 26, 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS

Alexandra Barzee
ALEXANDRA BARZEE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 26, 2025, before me, BRYNLEE JONES, personally appeared ALEXANDRA BARZEE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED TRUST BANK, 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.

Brynlee Jones
BRYNLEE JONES (COMM. EXP. 06/23/2026)
NOTARY PUBLIC



POD: 20251209
VC8040119IM - LR - AL



MIN: 101574300000452470

MERS PHONE: 1-888-679-6377