

Recording Requested By:
M&T Bank

When Recorded Return To:

Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

RELEASE OF MORTGAGE

M&T Bank#: 4002695817 "KEENER" S02/001 148630073 1660518613 Shelby, Alabama

MIN #:100392411213778908 MERS Corporate Phone Number: 1-888-679-6377

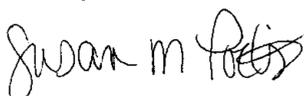
KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by JAMES THOMPSON KEENER AND MARY MORGAN KEENER, HUSBAND AND WIFE to secure payment of the principal sum of \$517,500.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 07-15-2024 Recorded: 07-16-2024 as Instrument No. 20240716000216480, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS

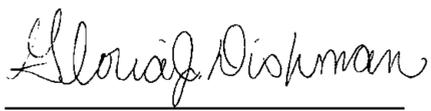
On January 2nd, 2026

By: 
Susan M. Portis, Vice President

STATE OF New York
COUNTY OF Erie

On the 2nd day of January in the year 2026 before me, the undersigned, personally appeared Susan M. Portis, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,


Gloria J. Dishman
Notary Public State of New York
Notary Expires: 4/24/2026 #01DI6040720
Qualified in Erie County

**GLORIA J. DISHMAN
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DI6040720
COMM. EXP. 04/24/2026**

Prepared By: Susan M. Portis, M&T Bank 1 Fountain Plaza, 7th Floor Buffalo, NY, 14203 (800) 724-2224



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2026 01:55:41 PM
\$22.00 PAYGE
20260102000001960**

Allen S. Bayl