

When Recorded Return To:
PennyMac Loan Services, LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

Loan Number 8206372800

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20230822000251540** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **CHARLES PRATT AND HEIDI HIGGINS PRATT, HUSBAND AND WIFE AND DAVID PRATT JR, A MARRIED MAN** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 07th day of January in the year 2026.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS




ALAN BAKER
VICE PRESIDENT

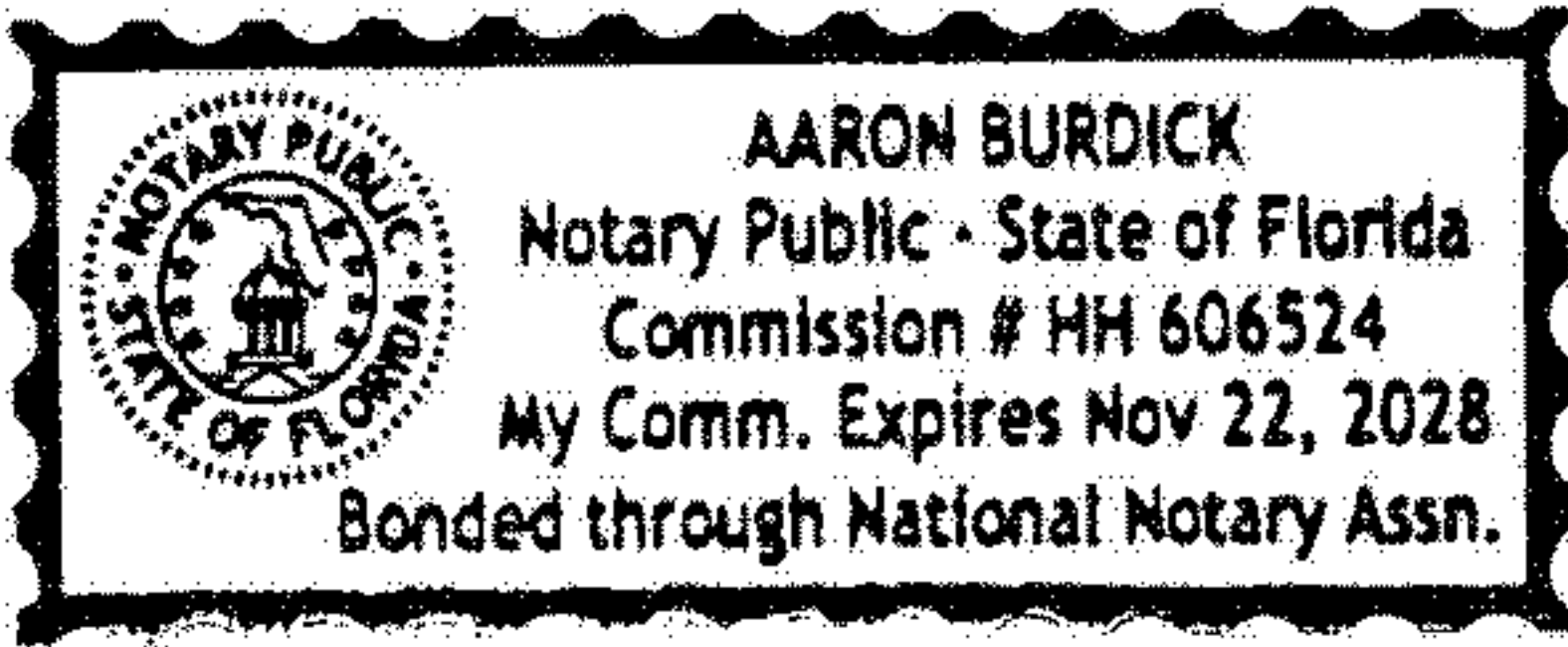
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

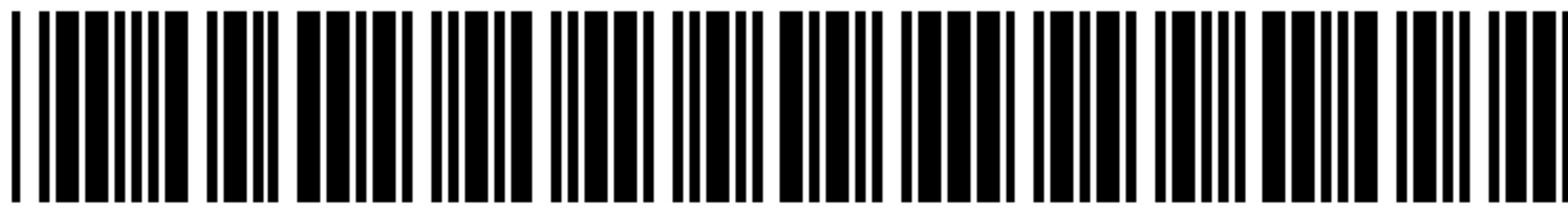
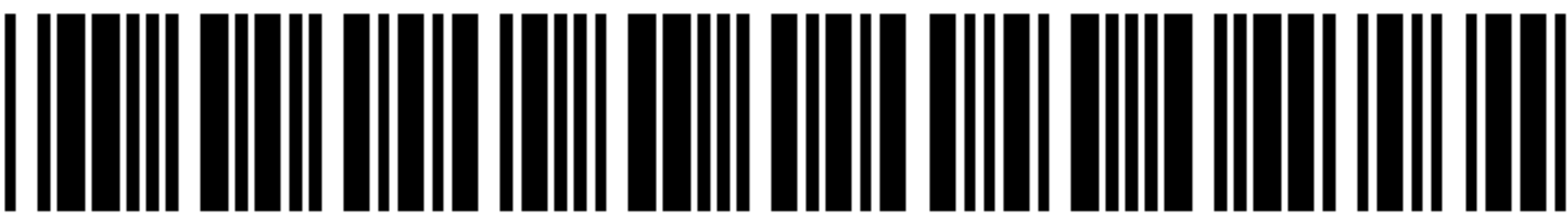
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 07th day of January in the year 2026, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



AARON BURDICK
COMM EXPIRES: 11/22/2028



PNMRC 449046528 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100303300001627625 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T072601-12:27:50 [C-1] ERCNAL1



D0121478809



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2026 12:34:47 PM
\$22.00 BRITTANI
20260107000005410

