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01/27/2026 08:06:54 AM  
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**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 8114079761



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2026 08:06:54 AM  
\$23.00 PAYGE  
20260127000021870

*Allie S. Boyd*

PREPARED BY: TIPHANY JO WILLIAMS  
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 MCGOWIN KING MORTGAGE, LLC, 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 13, 2024** executed by **BRIAN ARTHUR FERGUSON AKA BRIAN FERGUSON AND ALYSSA FERGUSON, HUSBAND AND WIFE**, Mortgagor, located at **2073 BROOK HIGHLAND RDG, BIRMINGHAM, ALABAMA 35242**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR MCGOWIN KING MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **DECEMBER 16, 2024** as Instrument No. **20241216000383740** in the office of the Judge of Probate for the County of **SHELBY**, State of **ALABAMA**.

#### AS DESCRIBED IN SAID MORTGAGE

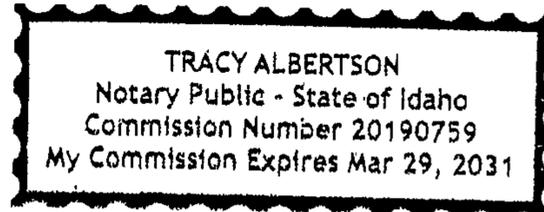
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 23, 2026**. **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR MCGOWIN KING MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

*Tiffany Jo Williams*  
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **JANUARY 23, 2026**, before me, **TRACY ALBERTSON**, personally appeared **TIPHANY JO WILLIAMS** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR MCGOWIN KING MORTGAGE, LLC, 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.

*Tracy Albertson*  
TRACY ALBERTSON (COMM. EXP. 03/29/2031)  
NOTARY PUBLIC



POD: 20260113  
SM8030119IM - LR - AL

MIN: 101153200241099370  
MERS PHONE: 1-888-679-6377