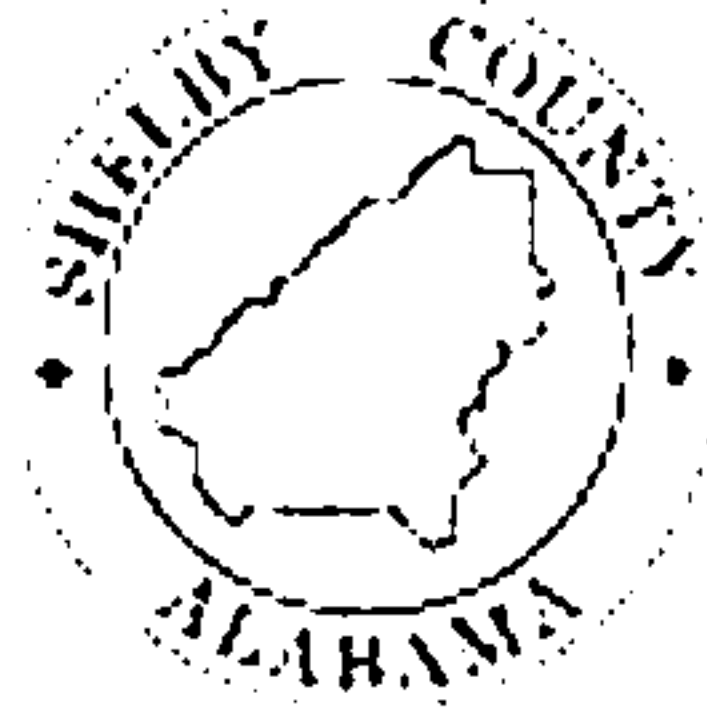


20260203000030740
02/03/2026 08:13:45 AM
REL 1/1

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0164533820



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 08:13:45 AM
\$22.00 KELSEY
20260203000030740

Allen S. Beal

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 MAY 09, 2025 executed by JOHN DEREK FUSSELL, AN UNMARRIED PERSON, Mortgagor, located at 116 LIGHTHOUSE DR, ALABASTER, ALABAMA 35007-3007, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MAY 09, 2025 as Instrument No. 20250509000141220 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

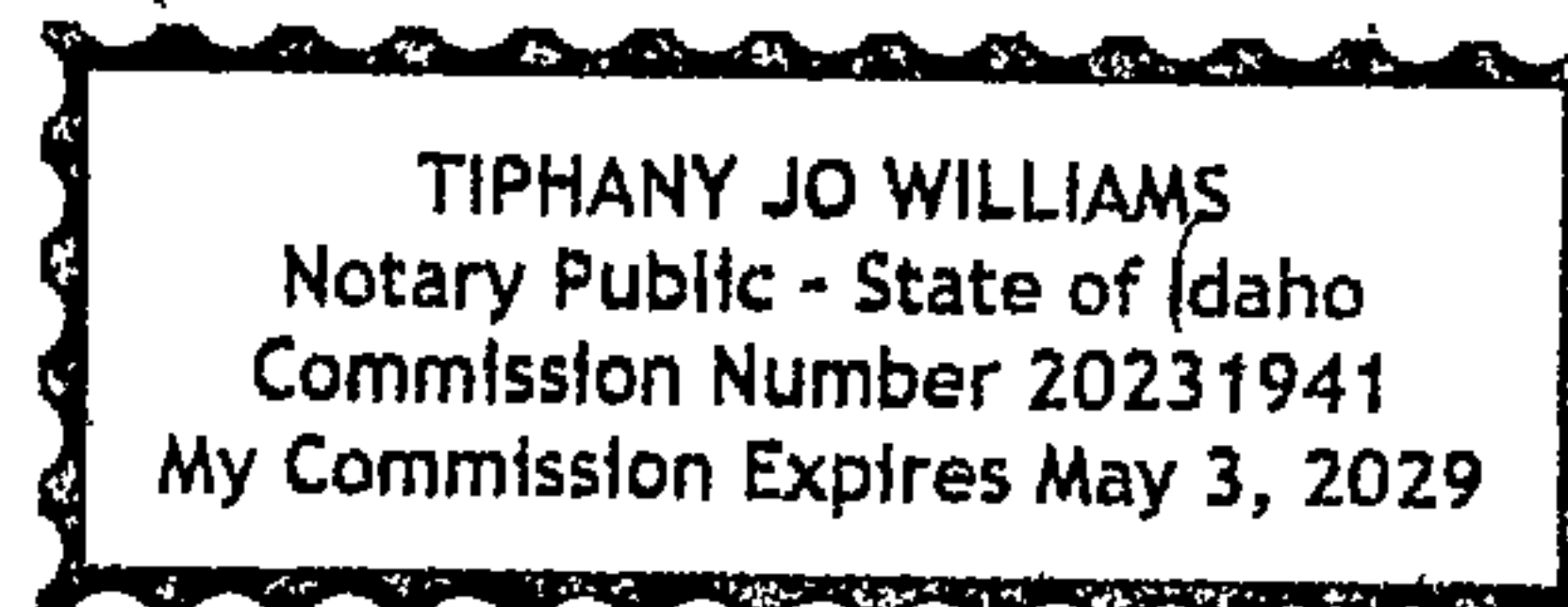
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 02, 2026.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

Tawny Rainey
TAWNIA RAINEY VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On FEBRUARY 02, 2026, before me, TIPHANY JO WILLIAMS, 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.

Tiphany Jo Williams
TIPHANY JO WILLIAMS (COMM. EXP. 05/03/2029)
NOTARY PUBLIC



POD: 20260122
FM8020113IM - LR - AL

