

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#: 0091833533 "MADISON" Q46/044 0209477107 0503661660 Shelby, Alabama

MIN #:100955310000195483 SIS #: 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 MADISON AND RITA BROWN, HUSBAND AND WIFE to secure payment of the principal sum of \$112,917.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST BANK, ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 08-30-2012 Recorded: 09-13-2012 as Instrument No. 20120913000348410, 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 February 4th, 2026

By: Tammy M. Hamilton
Tammy M. Hamilton, Vice President



STATE OF New York
COUNTY OF Erie

On the 4th day of February in the year 2026 before me, the undersigned, personally appeared Tammy M. Hamilton, 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,

Regina D. Brundage
Regina D. Brundage
Notary Public State of New York
Notary Expires: 4/15/2029 #01BR6279617
Qualified in Erie County

**REGINA D BRUNDAGE
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
LIC. #01BR6279617
COMM. EXP. 04/15/2029**

Prepared By: Gloria J. Dishman, 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
02/04/2026 09:12:44 AM
\$22.00 BRITTANI
20260204000032500**

Alvin S. Boyd