

When Recorded Return To:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

This Document Prepared By:
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North, Palm Harbor, FL 34683
(800)346-9152

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20240725000230120** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JOHN W SIMMER, AN UNMARRIED MAN** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

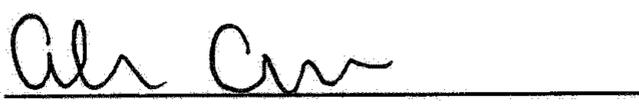
IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BETTER MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 03rd day of February in the year 2026.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BETTER MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

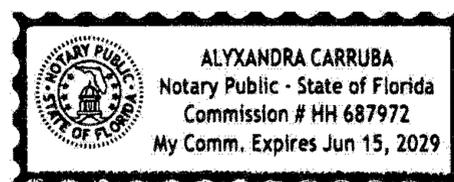

CECELIA MANSFIELD
VICE PRESIDENT

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 03rd day of February in the year 2026, by Cecelia Mansfield as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BETTER MORTGAGE CORPORATION, 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.


Alyxandra Carruba
COMM EXPIRES: 6/15/2029



SPTRC 449656774 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100529014269111721 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T032602-11:10:58 [C-1] ERCNAL1



D0122792689



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2026 08:30:08 AM
\$22.00 JOANN
20260205000033400

