

PHAT PHUNG

7500889026

PO Date: **02/02/2026**

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that the undersigned **PNC BANK NATIONAL ASSOCIATION** does hereby certify that a certain mortgage from **PHAT PHUNG AND QUYNH D TRAN** to **BBVA USA** dated **FEBRUARY 21, 2020**, filed for record **MARCH 4, 2020** in mortgage volume/book , page DOC No. **20200304000086420**, of the **SHELBY COUNTY, ALABAMA** records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **PNC BANK NATIONAL ASSOCIATION** has hereunto set their hand this **5th** day of **FEBRUARY, 2026**.

Tax Parcel ID # _____

609 ROUND ROAD, ALABASTER, AL - 35114

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA



**WENDY M HAIRE
VICE PRESIDENT**

State of **OHIO**)
County of **MONTGOMERY COUNTY**) SS:

Before me, **ALEDA CALDWELL**, a Notary Public in and for said county, personally appeared **WENDY M HAIRE, VICE PRESIDENT**, of **PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BBVA USA** known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **5th** day of **February, 2026**.




ALEDA CALDWELL, NOTARY PUBLIC
Residence - Montgomery
State wide Jurisdiction, Ohio
Expiration Date March 15, 2030
Commission #2020-RE-812656

ALEDA CALDWELL
In and for the state of **OHIO**
My commission expires **3/15/2030**

Prepared by:

Return To:

COREY WELLMAN
PNC BANK, NATIONAL ASSOCIATION,
P.O. BOX 8820,
DAYTON, OH, 45482
800-822-5626

COREY WELLMAN
PNC BANK, NATIONAL ASSOCIATION,
P.O. BOX 8820,
DAYTON, OH, 45482
800-822-5626



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2026 01:30:03 PM
\$22.00 KELSEY
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