



20260212000041080 1/1 \$23.00
 Shelby Cnty Judge of Probate, AL
 02/12/2026 11:36:02 AM FILED/CERT

Prepared by/Record and Return to:
 Levi Reyes
 Lien Release
 JPMorgan Chase Bank, N.A.
 700 Kansas Lane
 Mail Code LA4-3120
 Monroe, LA 71203
 Telephone Nbr: 1-866-756-8747

SATISFACTION OF MORTGAGE
 Pursuant to Ala. Code § 35-10-27.

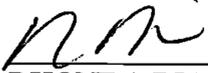
KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS, owner of a certain mortgage from BRANDON C SCORDINO AND TIFFANY B SCORDINO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS, dated May 22, 2018 and recorded on May 29, 2018 in the Records of the Office of the Judge of Probate Court of SHELBY County, Alabama, in Volume/Book NA at Page NA and/or as Document 20180529000185320 does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

MODIFICATION AGREEMENT FROM BRANDON C SCORDINO AND TIFFANY B SCORDINO TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE, A GEORGIA CHARTERED BANK, ITS SUCCESSORS AND ASSIGNS DATED JANUARY 28, 2019, RECORDED FEBRUARY 6, 2019, VOLUME/BOOK NA PAGE NA DOCUMENT 20190206000039710 MODIFIED BY ITS OWN TERMS IN THE AMOUNT OF \$520,000.00.

Property Address: 4343 LAKESHORE COVE, BIRMINGHAM, AL 35242

Witness the due execution hereof by the owner and holder of said mortgage on February 9, 2026.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

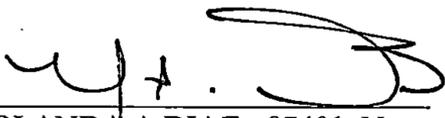


 RHONDA BIAS
 Vice President



STATE OF LOUISIANA
 COUNTY/PARISH OF OUACHITA

On February 9, 2026, before me appeared RHONDA BIAS, to me personally known, who did say that s/he/they is (are) the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



 YOLANDA A DIAZ - 87401, Notary Public
 LIFETIME COMMISSION

Yolanda A. Diaz
 State of Louisiana
 Lifetime Commission
 Notary Public ID # 87401

Loan Number: 1317150458
 Outbound Date: 02/13/2026
 MERS Phone: 1-888-679-6377
 MERS Address: P.O. Box 2026, Flint, MI 48501-2026
 MERS MIN: 100811800001101096