

**ALABAMA**  
COUNTY OF SHELBY  
LOAN NO.: 6014102351

PREPARED BY: TRACY ALBERTSON  
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 ROSEGATE MORTGAGE, LLC, 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 DECEMBER 18, 2024 executed by RICHARD KYLE FRAZIER AND HALIE JOHNSTON FRAZIER, HUSBAND AND WIFE, Mortgagor, located at 1140 DUNSMORE DR, CHELSEA, ALABAMA 35043, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ROSEGATE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on DECEMBER 20, 2024 as Instrument No. 20241220000389060 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

AS DESCRIBED IN SAID MORTGAGE

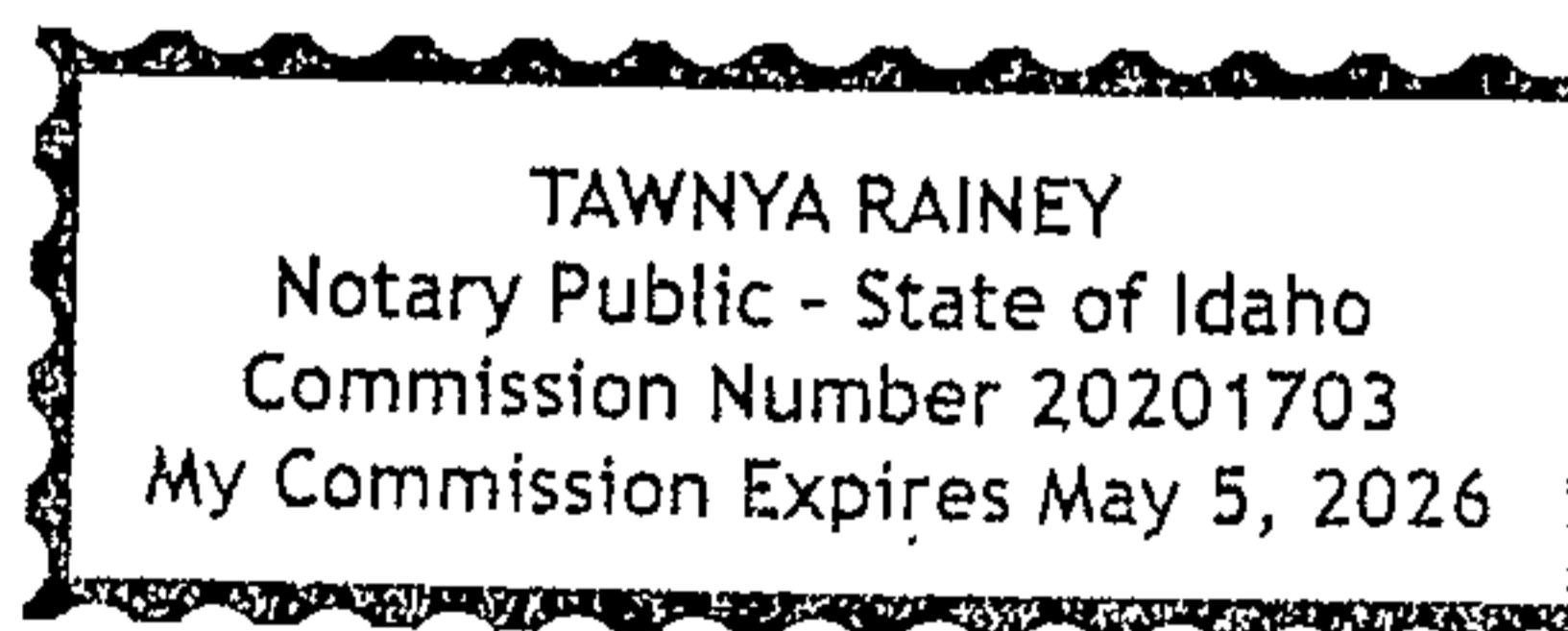
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on FEBRUARY 13, 2026. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ROSEGATE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

  
TRACY ALBERTSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On FEBRUARY 13, 2026, before me, TAWNYA RAINEY, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ROSEGATE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS 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.

  
TAWNYA RAINEY (COMM. EXP. 05/05/2026)  
NOTARY PUBLIC



POD: 20260121  
SM8030119IM - LR - AL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/16/2026 08:06:21 AM  
\$22.00 BRITTANI  
20260216000042610

MERS PHONE: 1-888-679-6377

