

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

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR)**, (MERS Address: **P.O. Box 2026, Flint, Michigan 48501-2026**) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all liens and any rights due or to become due thereon to **PHH ASSET SERVICES LLC, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**.

Said Mortgage dated 05/19/2022, made by **BRANDELYN A. NELSON AND ANN POELLNITZ, MARRIED TO EACH OTHER AND SUSAN LEHMAN, A MARRIED WOMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS** and recorded in Real Property in Mortgage **Instrument # 20220520000206070** of the records in the office of the Judge of Probate of **SHELBY** County, **Alabama**.

IN WITNESS WHEREOF, this Assignment is executed **this 18th day of February in the year 2026**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS

A Perkins

AMANDA PERKINS
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 MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me on this 18th day of February in the year 2026 by Amanda Perkins as VICE PRESIDENT who is/are authorized to execute this instrument on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SYNOVUS BANK, ITS SUCCESSORS AND ASSIGNS. He/she/they is (are) personally known to me.

Cierra Griffin

CIERRA GRIFFIN
COMM EXPIRES: 1/24/2031

CIERRA GRIFFIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jan 24, 2031
ACTING IN COUNTY OF *Oakland*

This notarization was performed using electronic technology by Nationwide Title Clearing, LLC.

Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
PHH02 449970427 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
OCWEN-NVLER MIN 101489521002453299 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.
Box 2026, Flint, MI 48501-2026 DOCR T182602-07:27:40 [C-1] EFRMAL1



D0123305495



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2026 11:45:10 AM
\$24.00 BRITTANI
20260218000045300

Allen S. Boyd