

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

Loan Number 0151422193

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 ASSURANCE FINANCIAL GROUP, LLC, 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 **FREEDOM MORTGAGE CORPORATION, WHOSE ADDRESS IS 20 LAKE CENTER DRIVE, MARLTON, NJ 08053 (855)690-5900, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).**

Said Mortgage dated 05/31/2022, made by **NICKOLAI SHANER, A UNMARRIED WOMAN** and recorded in Real Property in Mortgage **Instrument # 20220601000219510** of the records in the office of the Judge of Probate of **SHELBY County, Alabama**. Modification: 09/02/2025 INST# 2025902000268140

IN WITNESS WHEREOF, this Assignment is executed **this 03rd day of March in the year 2026.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC, 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 03rd day of March 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 ASSURANCE FINANCIAL GROUP, LLC, 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
FM002 450128246 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AOMDEF
MIN 100303300001384300 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T032603-12:29:48 [C-1] EFRMAL1



D0123688548



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 09:23:49 AM
\$23.00 KELSEY
20260303000060150

Allen S. Boyd