

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 0025258252



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2026 08:05:39 AM
\$22.00 PAYGE
20260317000075810

Alvin S. Bayl

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 COUNTRYWIDE BANK, FSB, 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 NOVEMBER 02, 2007 executed by ERIC F PHILLIPS, AND TINA N PHILLIPS, HUSBAND AND WIFE AS JOINT TENANTS, Mortgagor, located at 100 CAMBRIDGE LN, ALABASTER, ALABAMA 35007, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on DECEMBER 05, 2007 as Instrument No. 20071205000551710 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

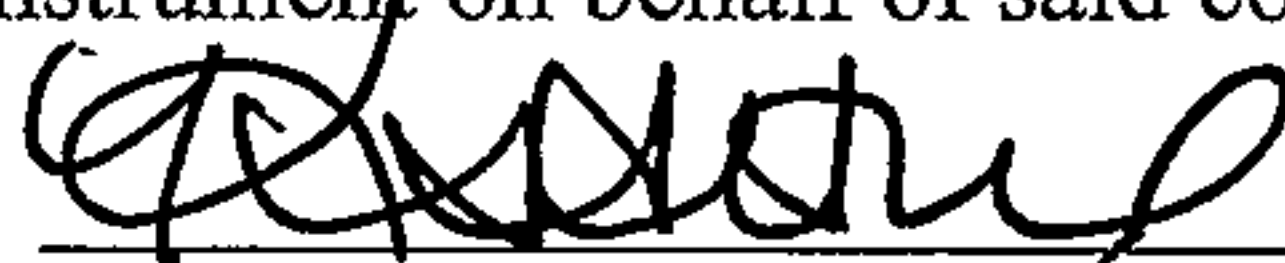
AS DESCRIBED IN SAID MORTGAGE

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 13, 2026. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE

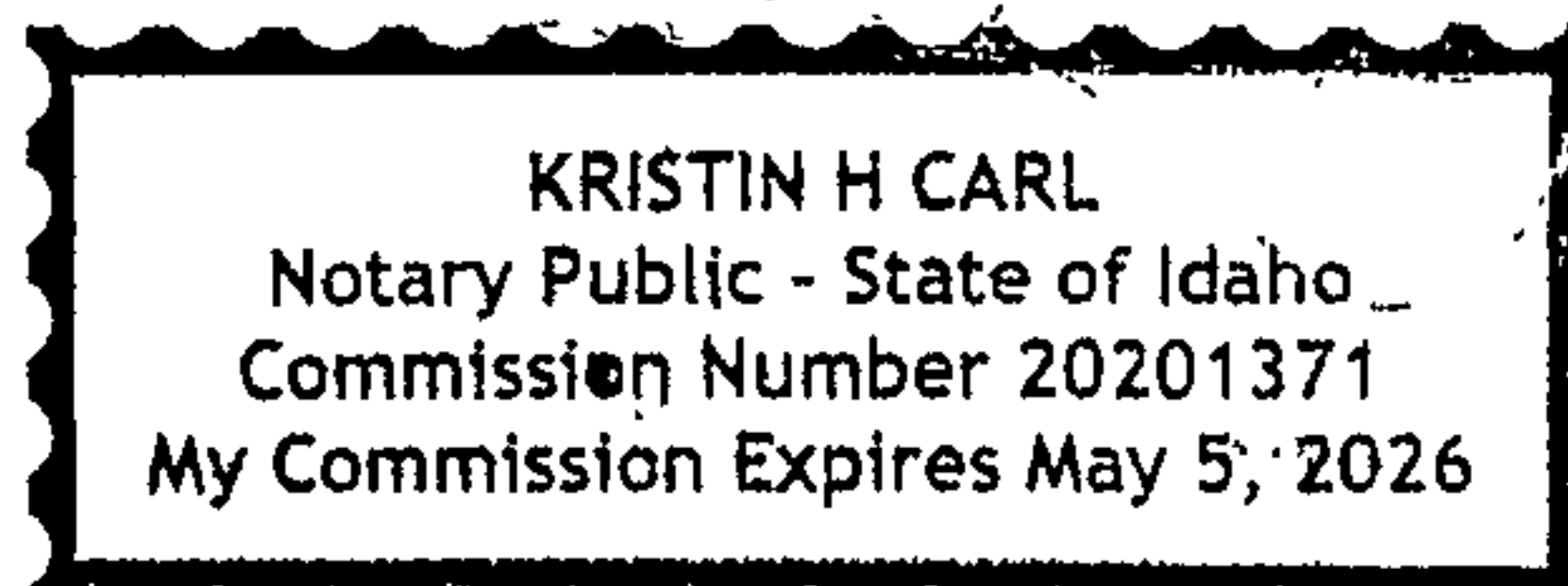

TRACY ALBERTSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MARCH 13, 2026, before me, KRISTIN H. CARL, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE 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.



KRISTIN H. CARL (COMM. EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20260304
SP8100114IM - LR - AL



MIN: 100133700027079790

MERS PHONE: 1-888-679-6377