

Recording Requested By:
M&T Bank

When Recorded Return To:

Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

RELEASE OF MORTGAGE

M&T Bank#: 4000952780 "MURPHY" S02/002 005727633 1660505046 1660505046 Shelby, Alabama

MIN #:100392411207660625 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by JAMES E MURPHY AND LISA A MURPHY, HUSBAND AND WIFE to secure payment of the principal sum of \$359,990.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 02-17-2021 Recorded: 02-18-2021 as Instrument No. 20210218000082860, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS
On March 30th, 2026

By: Susan M. Portis
Susan M. Portis, Vice President



STATE OF New York
COUNTY OF Erie

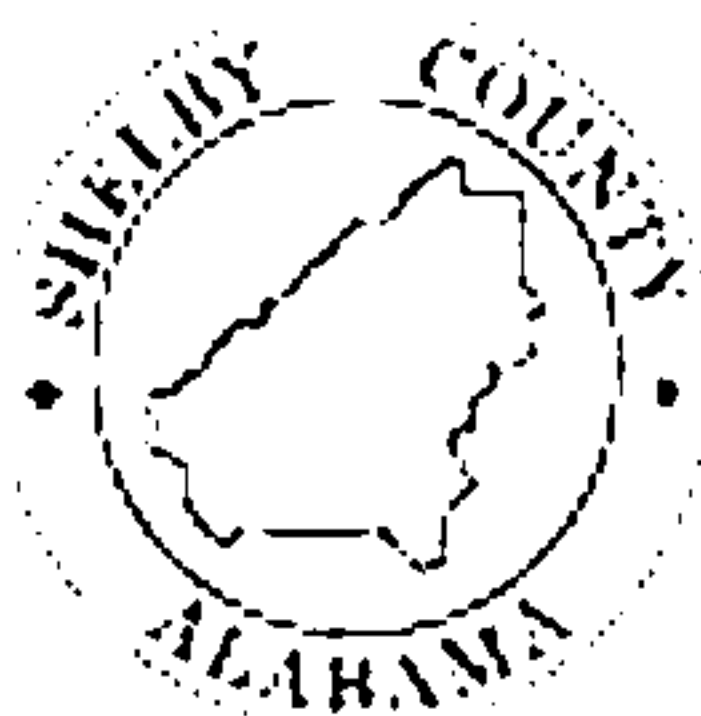
On the 30th day of March in the year 2026 before me, the undersigned, personally appeared Susan M. Portis, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Regina D. Brundage
Regina D. Brundage
Notary Public State of New York
Notary Expires: 4/15/2029 #01BR6279617
Qualified in Erie County

**REGINA D BRUNDAGE
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
LIC. #01BR6279617
COMM. EXP. 04/15/2029**

Prepared By: Gloria J. Dishman, M&T Bank 1 Fountain Plaza, 7th Floor Buffalo, NY, 14203 (800) 724-2224



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2026 02:27:50 PM
\$22.00 BRITTANI
20260330000091530**

Alvin S. Boyd