

ALABAMA
COUNTY OF **SHELBY**
LOAN NO.: 4011323039



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2026 08:06:35 AM
\$22.00 JOANN
20260403000097330

Allie S. Bayl

PREPARED BY: **KATHERINE LARREA**
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 FBC 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 **SEPTEMBER 29, 2022** executed by **LEQUIN JAMANE SNIPES AND KALYN MARIE SNIPES, HUSBAND AND WIFE**, Mortgagor, located at **1041 CAMELLIA RIDGE DR, PELHAM, ALABAMA 35124**, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **SEPTEMBER 30, 2022** as Instrument No. **20220930000376020** 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 **APRIL 02, 2026**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS **MORTGAGEE, AS NOMINEE FOR FBC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**



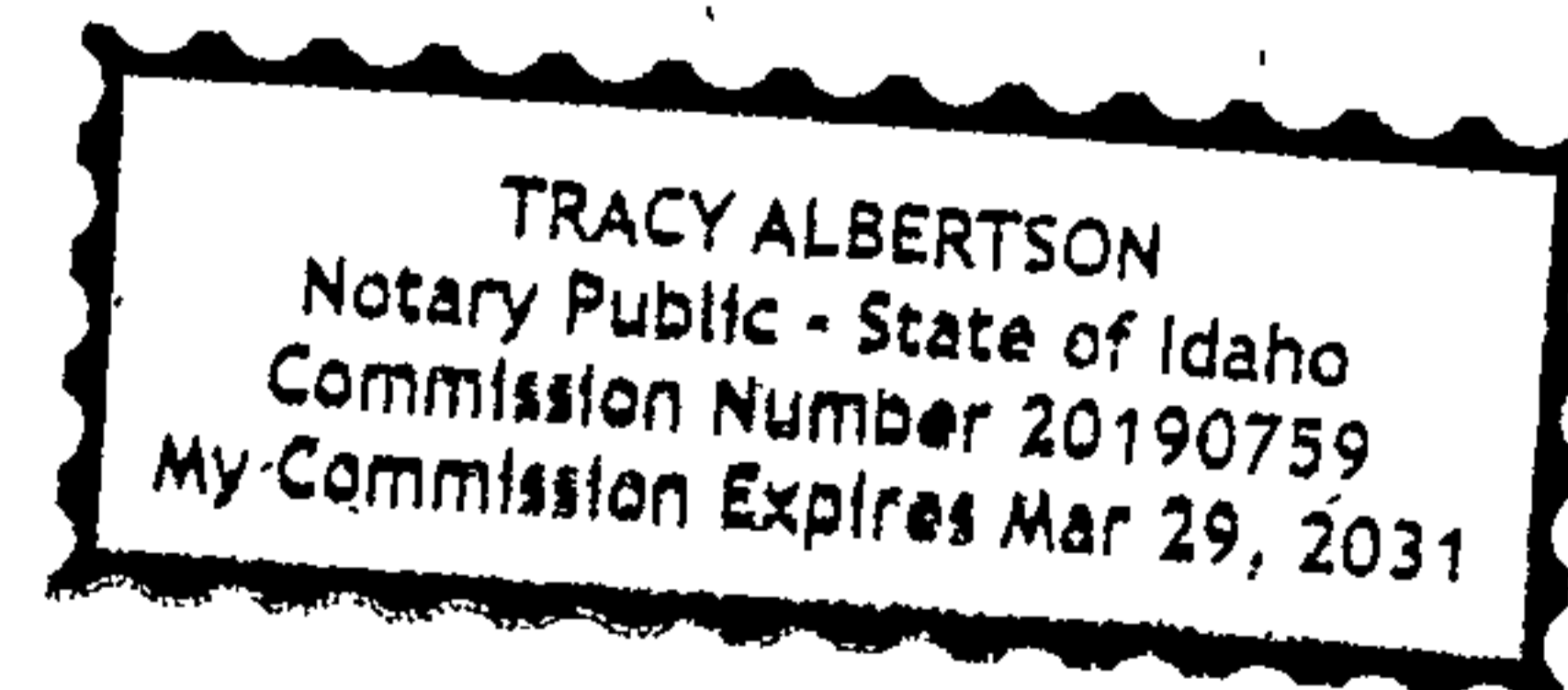
KATHERINE LARREA, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **APRIL 02, 2026**, before me, **TRACY ALBERTSON**, personally appeared **KATHERINE LARREA** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE, AS NOMINEE FOR FBC 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.



TRACY ALBERTSON (COMM. EXP. 03/29/2031)
NOTARY PUBLIC



POD: 20260323
PH8010124IM - LR - AL

