

**MATTHEW J GROVES**  
**7600641877**  
PO Date: **04/06/2026**

**SATISFACTION OF MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned **PNC BANK, NATIONAL ASSOCIATION** does hereby certify that a certain mortgage from **MATTHEW J GROVES AND JOANNE MAZZOLA** to **PNC BANK, NATIONAL ASSOCIATION** dated **FEBRUARY 16, 2024**, filed for record **FEBRUARY 28, 2024** in mortgage volume/book , page DOC No. **20240228000051480**, of the **SHELBY COUNTY, ALABAMA** records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **PNC BANK, NATIONAL ASSOCIATION** has hereunto set their hand this **8th** day of **APRIL, 2026**.

Tax Parcel ID # \_\_\_\_\_

**1267 EAGLE PARK RD, BIRMINGHAM, AL - 35242**

**PNC BANK, NATIONAL ASSOCIATION**



**WENDY M HAIRE**  
**VICE PRESIDENT**

State of **OHIO** )  
County of **MONTGOMERY COUNTY** ) SS:

Before me, **MAX FLOHRE**, a Notary Public in and for said county, personally appeared **WENDY M HAIRE, VICE PRESIDENT**, of **PNC BANK, NATIONAL ASSOCIATION** known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **8th** day of **April, 2026**.


**MAX FLOHRE**  
NOTARY PUBLIC  
IN AND FOR  
THE STATE OF OHIO  
MY COMMISSION EXPIRES  
**NOVEMBER 02, 2026**

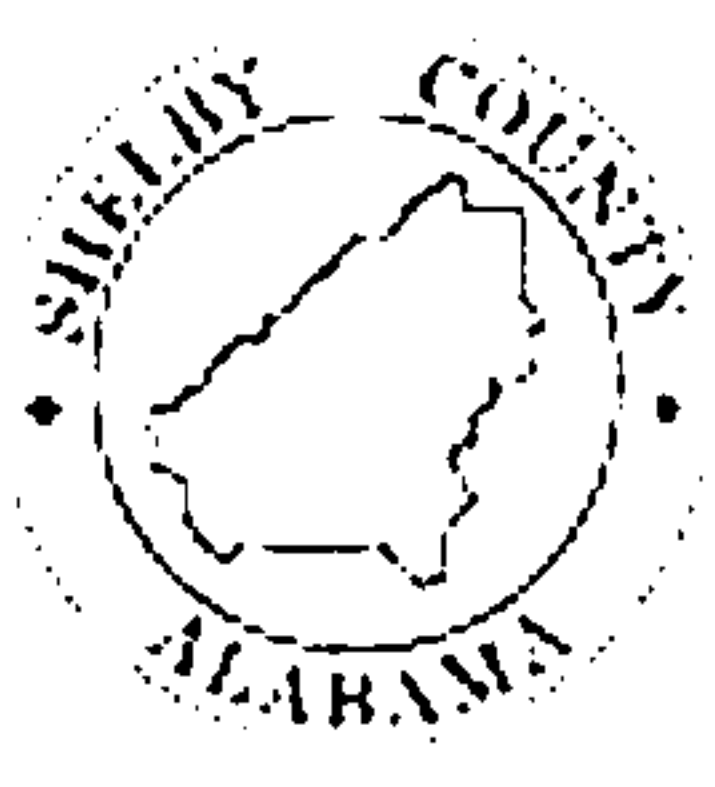
**MAX FLOHRE**  
In and for the state of **OHIO**  
My commission expires **11/2/2026**

Prepared by:

Return To:

**ALLEN PENTECOST**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**P.O. BOX 8820,**  
**DAYTON, OH, 45482**  
**800-822-5626**

**ALLEN PENTECOST**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**P.O. BOX 8820,**  
**DAYTON, OH, 45482**  
**800-822-5626**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2026 01:40:20 PM  
\$22.00 PAYGE  
20260408000103900

