

Recording Requested By:  
REGIONS BANK

When Recorded Return To:

JULIE STRAHAN  
REGIONS BANK  
5214 LINCOLN RD EXT  
HATTIESBURG, MS 39404-8001



**RELEASE OF MORTGAGE**

REGIONS BANK#: 0000012242904 "BRAXTON" C01/001 0012242904 Shelby, Alabama

KNOW ALL MEN BY THESE PRESENTS, that REGIONS BANK , hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by DERIEN BRAXTON AKA DERIEN ARIEL BRAXTON and TONI BRAXTON AKA TONI JACQUELINE BRAXTON, husband and wife to secure payment of the principal sum of \$25,000.00 plus interest, originally to REGIONS BANK, in the County of Shelby, and the State of Alabama, Dated: 01-28-2025 Recorded: 02-13-2025 as Instrument No.: 20250213000044610 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).

REGIONS BANK  
On April 9th, 2026

By: *Julie Strahan*  
JULIE STRAHAN, Assistant Vice-President

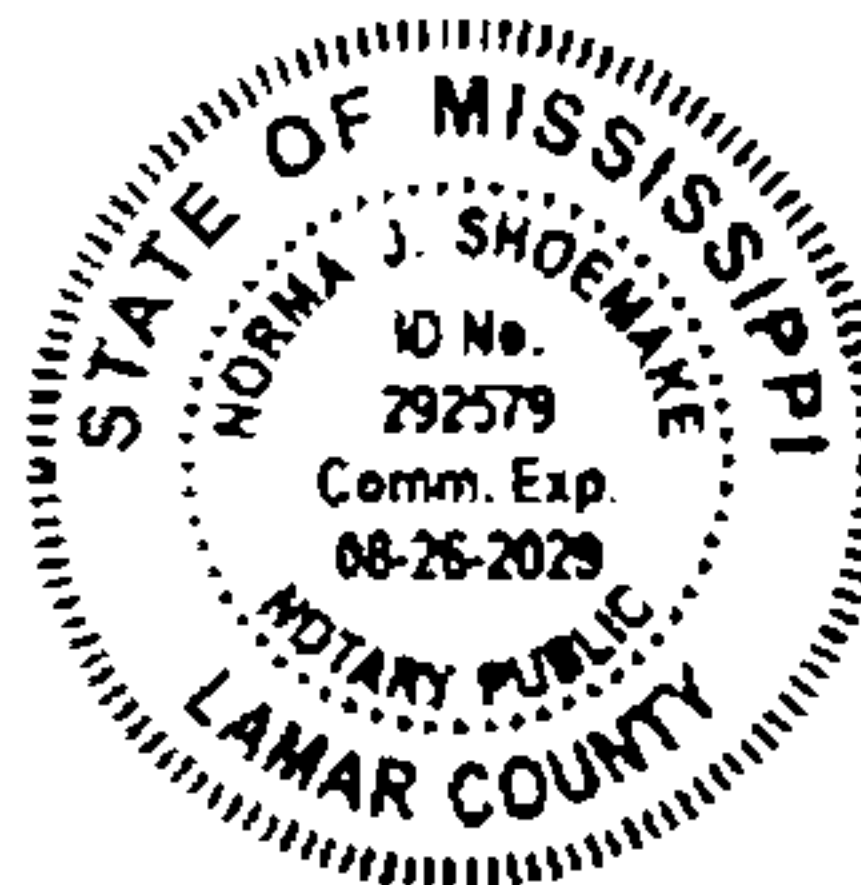


STATE OF Mississippi  
COUNTY OF Lamar

On April 9th, 2026, before me, NORMA J SHOEMAKE, a Notary Public in and for Lamar in the State of Mississippi, personally appeared JULIE STRAHAN, Assistant Vice-President of REGIONS BANK , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

*Norma J Shoemake*  
NORMA J SHOEMAKE  
Notary Expires: 8/26/2029 #292579



Prepared By: RHONDA BOUNDS, REGIONS BANK P O BOX 18001 HATTIESBURG, MS, 39404-8001 (800) 986-2462



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/09/2026 01:08:01 PM**  
**\$24.00 JOANN**  
**20260409000105790**

*Allen S. Beal*