

When recorded return to:

DOCX, LLC 1111 ALDERMAN DR., SUITE 350 ALPHARETTA, GA 30005 770-753-4373

MIN #: 100183000000003993 VRU Tel.#: 888/679-MERS

Project #: 708MERS

ALMRSD3-5

04/28/05

Reference #: 708-0182922344

\* 7 0 8 - 0 1 8 2 9 2 2 3 4 4 \*

Secondary Reference #: 20060902 (R045) PIN/Tax ID #: 10-5-16-0-004-081-000 Property Address: 2517 TITONKA ROAD BIRMINGHAM, AL 35244

## MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE

IN CONSIDERATION of the payment and full satisfaction of all indebtedness secured by that certain Mortgage described below, Mortgage Electronic Registration Systems, Inc., whose address is 2701 WELLS FARGO WAY, MAC X9901-026, MINNEAPOLIS, MN 55467, being the present legal owner of said indebtedness and thereby entitled and authorized to receive said payment, does hereby release, satisfy, and discharge said Mortgage in full and does hereby consent that the same be canceled and discharged of record.

Borrower(s): STEVE W. GIFFORD, A/K/A STEVEN W. GIFFORD AND AMY C. GIFFORD Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Date of Mortgage: 10/1/2002

Loan Amount: \$100,250.00

Date Recorded: 10/8/2002

Mortgage Book: NA

Page: NA

Instrument #: 20021008000492090

Legal Description (if required):

Comments: ORIGINAL LENDER: CITIZENS BANK, A CORPORATION

and recorded in the official records of Shelby County, State of Alabama affecting Real Property and more particulary described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 08/14/2006.

MORTGAGE ELECTRONIC/REGISTRATION SYSTEMS, INC.

JESSICA LEETE ASSISTANT SECRETARY

State of **GA** 

County of FULTON

LINDA GREEN VICE PRESIDENT

On this date of 08/14/2006, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named LINDA GREEN and JESSICA LEETE, known to me (or identified to me on the basis of satisfactory evidence) that they are the VICE PRESIDENT and ASSISTANT SECRETARY respectively of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Notary Public:

PAUL MANN Notary Public - Georgia **Fulton County** My Comm. Expires May 25, 2010

Document Prepared By: /

2701 WELLS FARGO WAY, MAC X9901-026,

MINNEAPOLIS, MN 55467