

When Recorded Return To:  
Ditech Financial LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

20170501000147940  
05/01/2017 08:43:17 AM  
REL 1/1

**This Document Prepared By:**  
**E.Lance/NTC, 2100 Alt. 19 North,**  
**Palm Harbor, FL 34683**  
**(800)346-9152**



## CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20040604000300760** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **QUENTIN WARD AND CARYN M. WARD, HUSBAND AND WIFE, THIS IS TO CERTIFY THAT QUENTIN WARD AND QUENTIN A. WARD ARE ONE AND THE SAME PERSON** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

**IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR NATIONAL BANK OF COMMERCE OF BIRMINGHAM, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 20th day of April in the year 2017.**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR NATIONAL BANK OF COMMERCE OF BIRMINGHAM, ITS SUCCESSORS AND ASSIGNS**

*Ad mirla*

\_\_\_\_\_  
**ANDRE MIRANDA**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 20th day of April in the year 2017, by Andre Miranda as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR NATIONAL BANK OF COMMERCE OF BIRMINGHAM, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

*Michelle Brown*

\_\_\_\_\_  
**MICHELLE BROWN**  
**COMM EXPIRES: 10/13/2020**



**MICHELLE BROWN**  
Notary Public - State of Florida  
My Commission #GG 38514  
Expires October 13, 2020

GTSRC 398624899 MIN 100055200000079457 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T201704-08:08:56 [C-1] ERCNAL1



\*D0022831405\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2017 08:43:17 AM  
\$15.00 CHERRY  
20170501000147940

*James W. Fuhrmeister*