

20171101000394960  
11/01/2017 08:28:08 AM  
REL 1/1

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

**This Document Prepared By:**  
**D.Larose/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 # 20101013000340390** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **RICHARD A. WAGONER IS ONE AND THE SAME PERSON AS RICHARD ANDREW WAGONER AND MELISSA M. WAGONER, HUSBAND AND WIFE** 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 SERVIS FIRST BANK, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 31st day of October in the year 2017.**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR SERVIS FIRST BANK, ITS SUCCESSORS AND ASSIGNS**

JESSICA REAVES  
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 31st day of October in the year 2017, by Jessica Reaves as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR SERVIS FIRST BANK, 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.

SHEILAH MORRIS  
COMM EXPIRES: 10/13/2020



SHEILAH MORRIS  
Notary Public - State of Florida  
My Commission #GG 38533  
Expires October 13, 2020

GTSRC 400545866 NOT DEFINED MIN 100025500008541565 MERS PHONE 1-888-679-6377 MERS  
Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T301710-04:43:39 [C-1] ERCNAL1



\*D0026960039\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/01/2017 08:28:08 AM  
\$15.00 JESSICA  
20171101000394960