

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

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

Loan Number 0297196602

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20130313000105100** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **TIMOTHY C WATKINS A SINGLE MAN** 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 MORTGAGEE, AS NOMINEE FOR HOMUSA, INC DBA FOUNDATION FINANCIAL GROUP, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 12th day of March in the year 2021. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMUSA, INC DBA FOUNDATION FINANCIAL GROUP, ITS SUCCESSORS AND ASSIGNS**

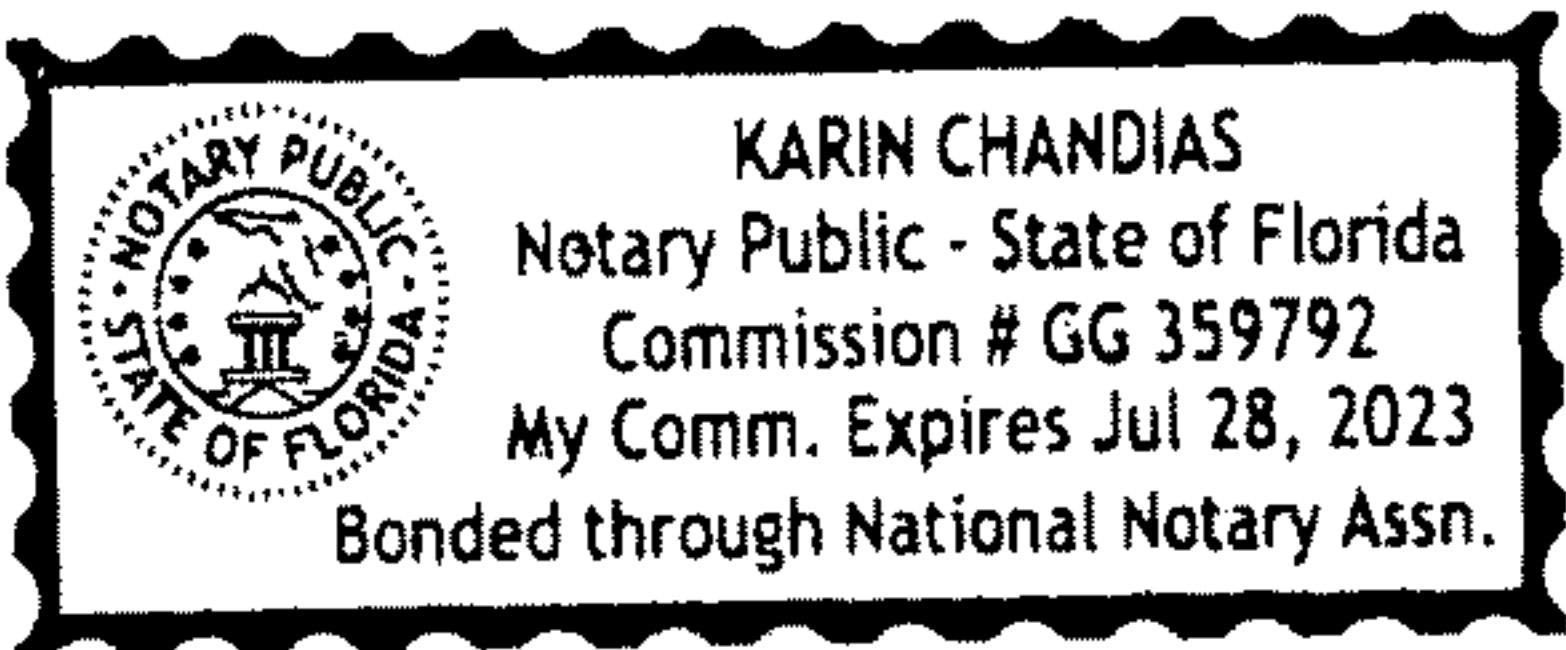
  
\_\_\_\_\_  
**TALIA QIAO**  
**VICE PRESIDENT**

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

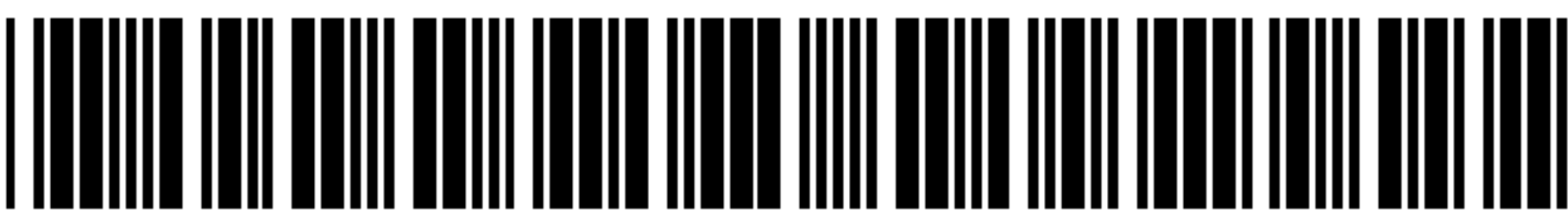
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 12th day of March in the year 2021, by Talia Qiao as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMUSA, INC DBA FOUNDATION FINANCIAL GROUP, 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.

  
\_\_\_\_\_  
**KARIN CHANDIAS**  
**COMM EXPIRES: 07/28/2023**



WFHRC 422049915 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100582401880161744 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T122103-12:20:56 [C-1] ERCNAL1



\*D0072302784\*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2021 12:21:28 PM  
\$22.00 CHERRY  
20210312000125070

