

CANCELLATION AND RELEASE

State of **ALABAMA**
County of **SHELBY**

The debt secured by a MORTGAGE recorded on AUGUST 16, 2001, as Real Property Mortgage Book No. 2001, Page No. 34871 of the Records in the office of the Judge of Probate of SHELBY County, ALABAMA, from HERMAN BRENT NIX, A Married Man, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) as Mortgagee and MORTGAGE AMERICA, INC., as Lender, having been paid in full, said lien is hereby fully released, satisfied, discharged and cancelled.

IN WITNESS WHEREOF, I have herewith subscribed my name this 12-04-2003

ATTEST:

Mortgage Electronic Registration
Systems, Inc.

Jill Johnson-Sheely
Jill Johnson-Sheely
Assistant Secretary/Vice President

BY: David L. Dowling
David L. Dowling
Vice President

STATE OF PENNSYLVANIA}
COUNTY OF CRAWFORD}ss.

ON THIS, the 12-04-2003 before me, the undersigned officer a notary public, personally appeared David L. Dowling, Vice President

{who acknowledged himself to be a Vice President of Mortgage Electronic Registration Systems, {and that he as such, being authorized to do so, executed {the within Corporation instrument for the purpose therein contained by signing Corporation {in my presence and in the presence of Jill Johnson-Sheely, Assistant Secretary/Vice President of the Corporation in the name of the corporation as an Assistant Secretary/Vice President.

Witness my hand and official seal.

My Commission Expires _____

Wanda L. Kistler
Notary Public

Notarial Seal
Wanda L. Kistler, Notary Public
Cooperstown Boro, Venango County
My Commission Expires Feb. 16, 2004
Member, Pennsylvania Association of Notaries

After recording & drafted by:
BSI Financial Services, Inc.
P.O. Box 517
Titusville, PA 16354
Attn: Sue Faivre