20060901000432220 1/1 $11.00
Shelby Cnty Judge of Probate, AL
09/01/2006 10:29:50AM FILED/CERT

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**
708-0182922344
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

LINDA GREEN
VICE PRESIDENT

State of **GA**
County of **FULTON**

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 COM. EXP NOTARY PUBLIC May 25, 2010 FULTON COUNTY, GEORGIA

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

Document Prepared By:
RONALD E. MEHARG
2701 WELLS FARGO WAY, MAC X9901-026,
MINNEAPOLIS, MN 55467