20070215000070220 1/1 $11.00
Shelby Cnty Judge of Probate, AL
02/15/2007 11:49:33AM FILED/CERT

Document Prepared By:
Michelle Wymer, PH#: **888-603-9011**
First American RES
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036
888-603-9011
When Recorded Return To:
First American RES
450 E. Boundary St.
Chapin, SC 29036

Space Above for Recorder's Use Only

FNOVA	000	4479143

FNOVA0004479143

CRef#:02/22/2007-PRef#:R085-POF
Date:01/23/2007-Print Batch ID:17,500.00
MIN #: 100080190039888706
MERS Telephone #: 888/679-6377
Recording Requested By:
NovaStar Mortgage, Inc.
Property Address:
7532 SPENCER LN
HELENA, AL 35080-3341

ALmrsd-eR2.0 12/18/2006 Copyright (c) 2006 by DOCX LLC

MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE

IN CONSIDERATION of the payment and full satisfaction of all indebtedness secured by that certain Mortgage described below, the undersigned, **MERS, INC. AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A CORPORATION**, whose address is **G4318 Miller Rd., Flint, MI 48507**, 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.

Original Borrower(s): **JEFFERY J. SMITH, SINGLE MAN**
Original Mortgagee: **MERS, INC. AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION**
Date of Mortgage: **01/13/2005** Loan Amount: **$97,200.00**
Recording Date: **02/15/2005** Book: **N/A** Page: **N/A** Document #: **20050215000074870**
and recorded in the official records of the **County of Shelby**, State of **Alabama** affecting Real Property and more particularly described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **02/08/2007**.

MERS, INC. AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A CORPORATION

Sharon Ramezani
Asst. Vice President

State of **SC**
County of **Lexington**

On this date of **02/08/2007**, 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 **Sharon Ramezani**, known to me (or identified to me on the basis of satisfactory evidence) that he or she is the **Asst. Vice President** of **MERS, INC. AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A CORPORATION** and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and in 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.

Frances Y. King
Notary Public: **Frances Y. King**
My Commission Expires: **06/21/2010**

Frances Y. King
Notary Public
State of South Carolina