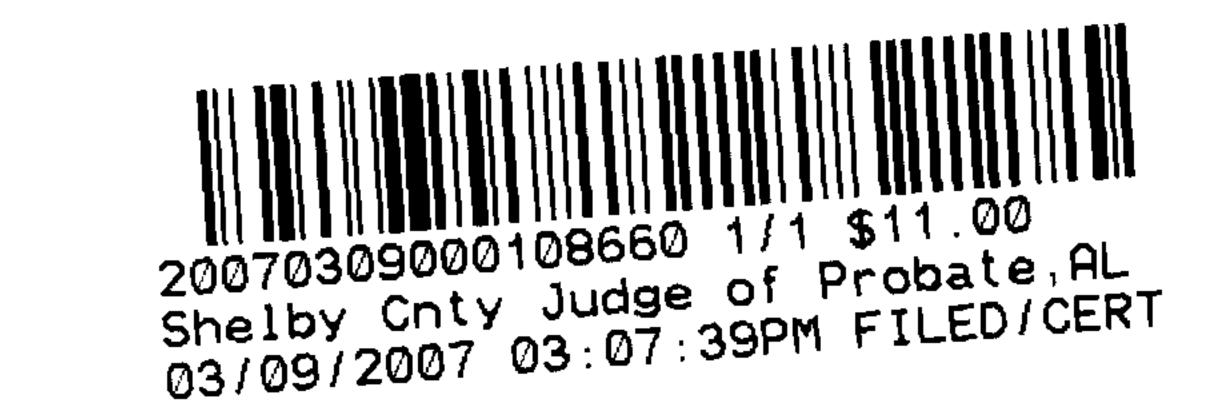
When Recorded Return To:

Nationwide Title Clearing

2100 Alt. 19 North

Palm Harbor, FL 34683



Loan no 0010456051

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage Book , Page or as Doc# 20050107000009440 of the records in the offices of the Judge of Probate of SHELBY County, Alabama, from: **SEAN NIXON** having been paid in full, said lien is hereby fully released, satisfied, discharged and cancelled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC BANK FSB has caused its name to be signed and its corporate seal to be impressed THIS 26TH DAY OF FEBRUARY IN THE YEAR 2007 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC

BANK FSB

BY:
MARY JO MCGOWAN
VICE PRESIDENT

(seal)

SEAL 1995
OFLAWARE

MARIA LEONOR GERHOLDT
Notary Public State of Florida
My Commission Exp. May 26, 2009
No. DD 0434521
Bonded through (800) 432-4254
Florida Notary Assn. Inc.

The State of FLORIDA County of PINELLAS

I, the undersigned authority, a notary public in and for said County & State, hereby certify that MARY JO MCGOWAN the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC BANK FSB a corporation, is signed to foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarity for and as the act of said corporation.

Given under my hand this THIS 26TH DAY OF FEBRUARY IN THE YEAR 2007

MARIA LEONOR GERHOLDT

Notary Public Comm exp: 05/26/2009

Prepared By:

form1/RCNAL1

J. Lesinski/NTC,2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

5 EMCRC 7573501

AZE1303333

100055401207634561 MERS PHONE 1-888-679-MERS