



20090706000259050 1/1 \$11.00  
Shelby Cnty Judge of Probate, AL  
07/06/2009 03:43:23 PM FILED/CERT

Document Prepared By:  
**Ronald E Meharg, PH#: 888-362-9638**  
**DOCX LLC**  
**1111 Alderman Drive**  
**Suite #350**  
**Alpharetta, GA 30005**  
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When Recorded Return To:  
**DOCX**  
**1111 Alderman Drive**  
**Suite 350**  
**Alpharetta, GA 30005**

Space Above for Recorder's Use Only

|              |            |                   |
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| <b>WELLS</b> | <b>708</b> | <b>0203992441</b> |
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**MIN #: 100067500062408577**  
**MERS Telephone #:**  
**888/679-6377CRef#:07/17/2009-PRef#:R089-PO**  
**F Date:06/17/2009-Print Batch ID:84594**  
Recording Requested By:  
**Wells Fargo Bank, N.A.**  
Property Address:  
**3055 CROSSINGS DRIVE**  
**BIRMINGHAM, AL 35242**

ALmrds-eR2.0 04/01/2009

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#### **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, **Mortgage Electronic Registration Systems, Inc.**, whose address is **P.O. Box 2026, Flint, MI 48501-2026**, 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): **STEVEN C. SELLS AND JUDITH M. SELLS, HUSBAND AND WIFE**

Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COLONIAL BANK, N.A.**

Date of Mortgage: **01/16/2007**

Loan Amount: **\$227,000.00**

Recording Date: **01/25/2007** Book: N/A Page: N/A Document #: **20070125000038860**

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 **06/24/2009**.

**Mortgage Electronic Registration Systems, Inc.**

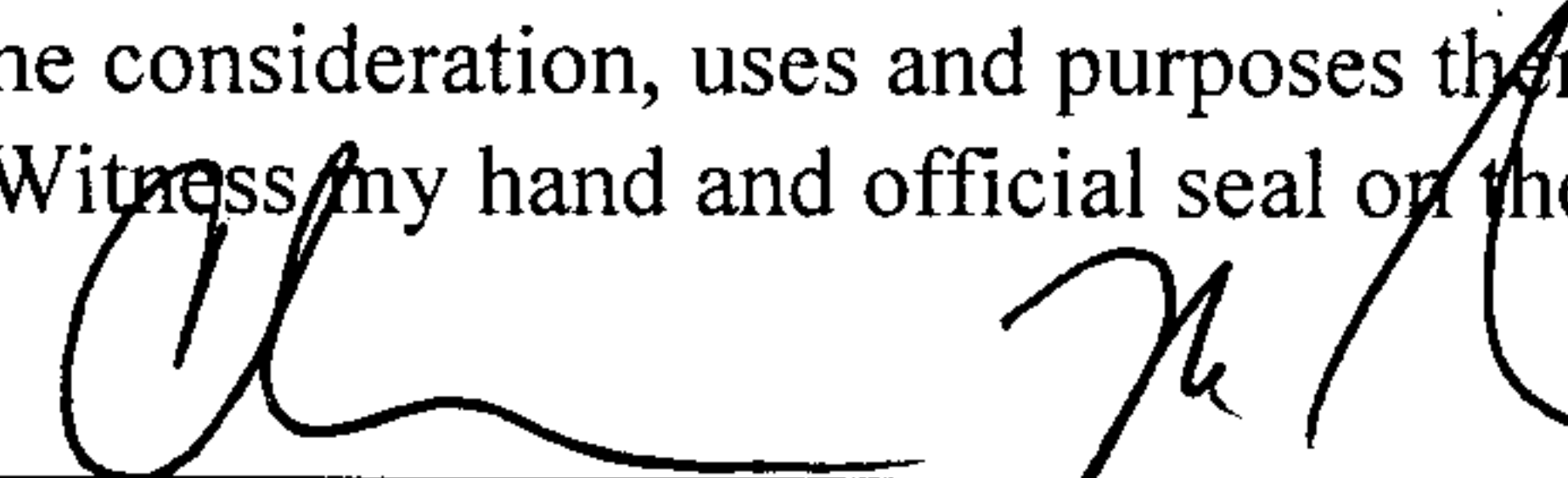
  
**Renee Gaglione**  
**Vice President**

State of **GA**

County of **Fulton**

On this date of **06/24/2009**, before me the undersigned authority, personally appeared **Renee Gaglione**, personally known to me to be the person whose name is subscribed as the **Vice President** of **Mortgage Electronic Registration Systems, Inc.**, a corporation, on the within instrument, who, being duly affirmed, acknowledged to me that he/she, being authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the corporation, as its free and voluntary act and deed, for the consideration, uses and purposes therein contained.

Witness my hand and official seal on the date hereinabove set forth.

  
Notary Public: **Chris M. Ivey**

My Commission Expires: **04/13/2013**



**Chris M. Ivey**  
**NOTARY PUBLIC**  
**Fulton County**  
**State of Georgia**  
**My Commission Expires**  
**April 13, 2013**