

20111017000308710 1/5 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 02:17:30 PM FILED/CERT

**Record & Return to:**

Mortgage Services

PO Box 5449

Mt. Laurel, NJ 08054-9909

Floss Gedling (Mail Stop -DC)

Prepared by: Theresa Stanton

*Theresa Stanton*

1800 449-8767

Loan # 0038878773

Parcel ID: 144184001011004

Septemeber 16, 2011

MIN 1000200 0038878773 5

**RELEASE AGREEMENT**

This Release ("Agreement") is entered into as of Septemeber 16, 2011 by and between **Jeffrey E Fuqua, unmarried** residing at **112 Silverleaf Drive, Pelham, AL 35124**, and **Adria M Fuqua** residing at **1013 Pinecliff Circle Birmingham, AL 35242** and **Mortgage Electronic Registration Systems, Inc.** as nominee for **PHH Mortgage Corporation ( fka Cendant Mortgage Corporation)** and it's successors and assigns, its principal place of business, 2001 Bishops Gate Blvd, Mt. Laurel, NJ 08054 ("the Parties").

WHEREAS, **Jeffrey E Fuqua and Adria M Fuqua** entered into a mortgage loan transaction with **MERS\*\*, Inc. as nominee for PHH Mortgage Corporation ( fka Cendant Mortgage Corporation)** for a loan in the amount of **\$216,000.00** pursuant to a Note and Mortgage executed **July 21, 2006** ("Loan Documents"). Attached here to as Exhibit A. Said Mortgage recorded in, **20060727000361990** on **July 27, 2006**.

WHEREAS, the Parties wish to release **Adria M Fuqua** from liability arising from the Loan Documents.

Now, therefore, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Parties mutually consent to the release of **Adria M Fuqua** from liability arising from the Loan Documents.

"MERS" is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.



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2. **Jeffrey E Fuqua** understands and acknowledges that the release of **Adria M Fuqua** will result in **Jeffrey E Fuqua** remaining solely liable for obligations and responsibilities under the Loan Documents.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed this 22 day of September, 2011.

[Signature]  
(Signature #1) **Jeffrey E Fuqua**

Acknowledgment for Signature #1:

State of Alabama

County Of Jefferson

[Signature]  
(Witness #1) print name here → **Tina S. Kelley**  
Gina Fulaytar Isena Fulaytar  
(Witness #2) print name here →

On this, the 22<sup>nd</sup> day of September, 2011 before me, Isena Fulaytar the undersigned officer, personally appeared  
(notary name and title)

Jeffrey E. Fuqua known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Isena Fulaytar  
Notary (signature above) My commission expires

**MY COMMISSION EXPIRES OCTOBER 6, 2014**  
(Notary printed or stamped name below)

Gina Fulaytar

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Adria M. Fuqua  
(Signature #2) **Adria M Fuqua** [ ] single or [ ] married

Janice Morgan  
(Witness #1) print name here →

Acknowledgment for Signature #2:

State of Alabama

County Of Jefferson

Sandra E Crowley  
(Witness #2) print name here →

Sandra E Crowley On this, the 22 day of Sept, 2011 before me,  
(notary name and title) the undersigned officer, personally appeared

Adria M. Fuqua known to me (or satisfactorily proven) to be the  
person whose name is subscribed to the within instrument and acknowledge that executed the same for the  
purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sandra E Crowley  
Notary (signature above) My commission expires

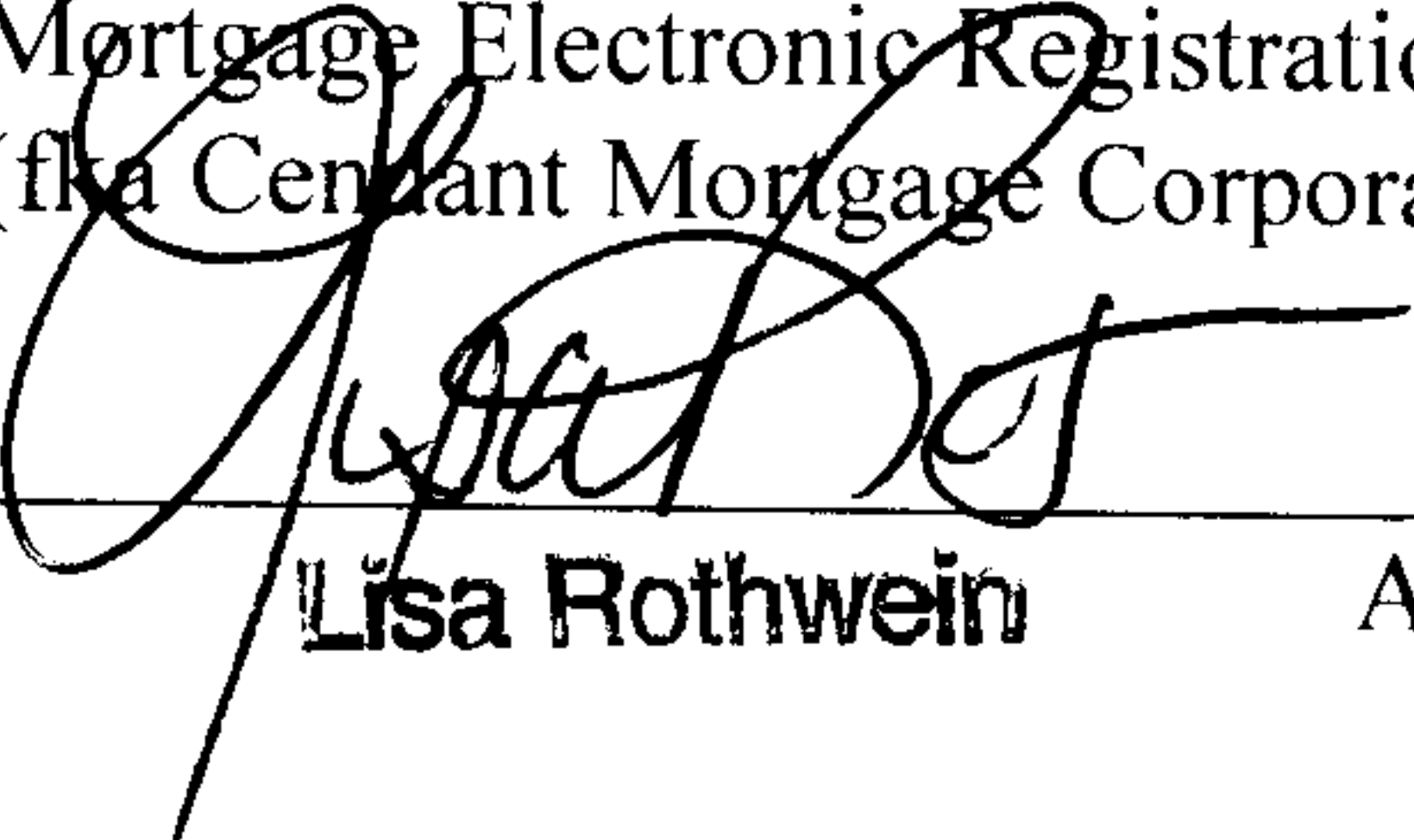
**MY COMMISSION EXPIRES FEBRUARY 24, 2014**

Sandra E Crowley  
(Notary printed or stamped name below)



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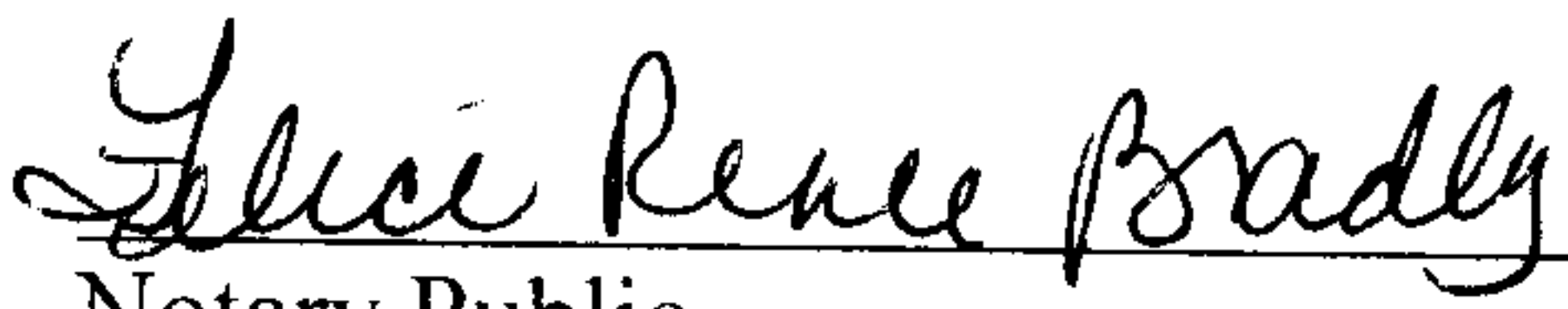
Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation  
(fka Cendant Mortgage Corporation)

  
\_\_\_\_\_  
Lisa Rothwein Assistant Vice President

**CORPORATE ACKNOWLEDGEMENT**

STATE OF NEW JERSEY  
COUNTY OF BURLINGTON


ON this 5<sup>th</sup> day of October 2011, before me, \_\_\_\_\_ a  
Notary Public in and for said state and county, personally appeared Lisa Rothwein,  
the Assistant Vice President of MERS, Inc. as nominee for PHH Mortgage Corporation ( fka  
Cendant Mortgage Corporation), that executed the within instrument, on behalf of MERS, Inc.  
as nominee for PHH Mortgage Corporation ( fka Cendant Mortgage Corporation), that executed  
the within herein named, and acknowledged to me that such MERS, Inc. as nominee for PHH  
Mortgage Corporation ( fka Cendant Mortgage Corporation), that executed the within executed  
the within instrument pursuant to its by-laws or resolution of its Board of Directors. Witness my  
hand and official seal in the state and county last aforesaid.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: Felice Renee Bradley  
Notary Public  
New Jersey  
My Commission Expires 4-12-16

Copy One - Return to Mortgage Services signed and notarized to be recorded  
Copy Two - Return to Mortgage Services signed and notarized for file.  
Copy Three - Member copy  
Copy Four - Member copy

**Exhibit A**

  
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**Legal Description**

Property: 112 Silverleaf Drive, Pelham, Alabama 35124

Lot 4, according to the Survey of Silverleaf Phase I, as recorded in  
Map Book 24, Page 16, in the Probate Office of Shelby County, Alabama.