

STATE OF ALABAMA

SHELBY COUNTY

FULL SATISFACTION OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, HSBC Mortgage Services, Inc., acknowledges that Sharon Phillips has given a Deed in Lieu of Foreclosure to satisfy that indebtedness secured by that certain Mortgage executed by Sharon Phillips, a single individual, dated the 19th day of April, 2006 to MERS, Inc. acting solely as nominee for Calusa Investments, LLC, and recorded in the Probate Office of Shelby County in Instrument No. 20060502000205390; and subsequently transferred and assigned to HSBC Mortgage Services, Inc. in Instrument No. 20120203000042370, and the undersigned does further hereby release and satisfy said Mortgage.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be executed this 12 day of July, 2012, by its duly authorized officer.

HSBC Mortgage Services, Inc.

By:

Its:

Beverly R. Strickland

Vice President

STATE OF _____)

_____ COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that _____, whose named as _____ of HSBC Mortgage Services, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this _____ day of _____, 2012.

Notary Public

My Commission Expires: _____

This instrument prepared by:
Rebecca B. Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

12-0639

20120725000267470 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/25/2012 01:28:49 PM FILED/CERT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES



20120725000267470 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/25/2012 01:28:49 PM FILED/CERT

On JULY 12, 2012 before me, E. P. ROMAN, NOTARY PUBLIC,
(Here insert name and title of the officer)

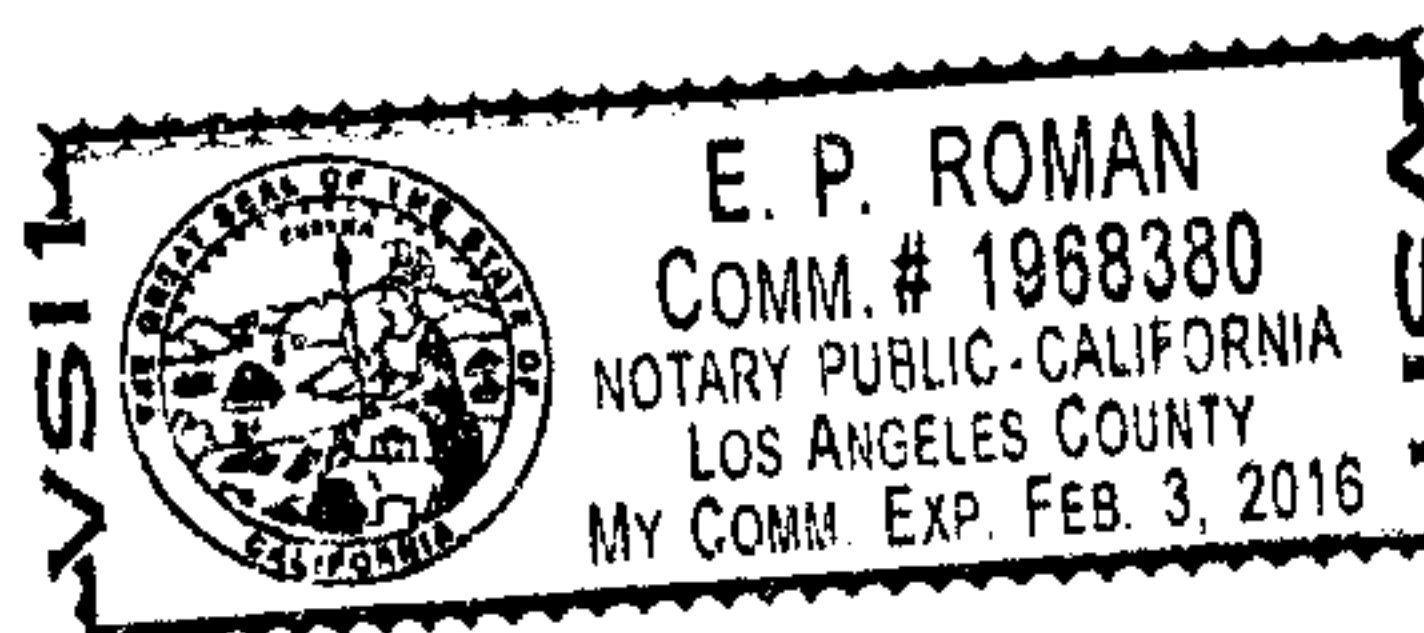
personally appeared BEVERLY R STRICKLAND,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document