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DOCID_0002290524562005N

State of ALABAMA
County of SHELBY

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Mortgage Electronic Registration Systems, Inc. , the current mortgagee ("Mortgagee"), of that certain Mortgage executed by
ROBERT M GARDNER AND, DEBORAH A GARDNER AS HUSBAND AND
WIFE

as mortgagor, dated 12/30/2010 and filed for record 01/21/2011 in Mortgage Book N/A, Page N/A, Doc# 20110121000022340, Probate Records of SHELBY County, Alabama, does hereby declare that the Mortgage has been paid and satisfied in full and is forever discharged. The recorder or clerk of said county is hereby instructed to record this instrument and to cancel, release, and discharge the Mortgage in accordance with the regulations of said county and state.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this the 27 day of November, 2012.

Mortgage Electronic Registration Systems, Inc.

By: _____

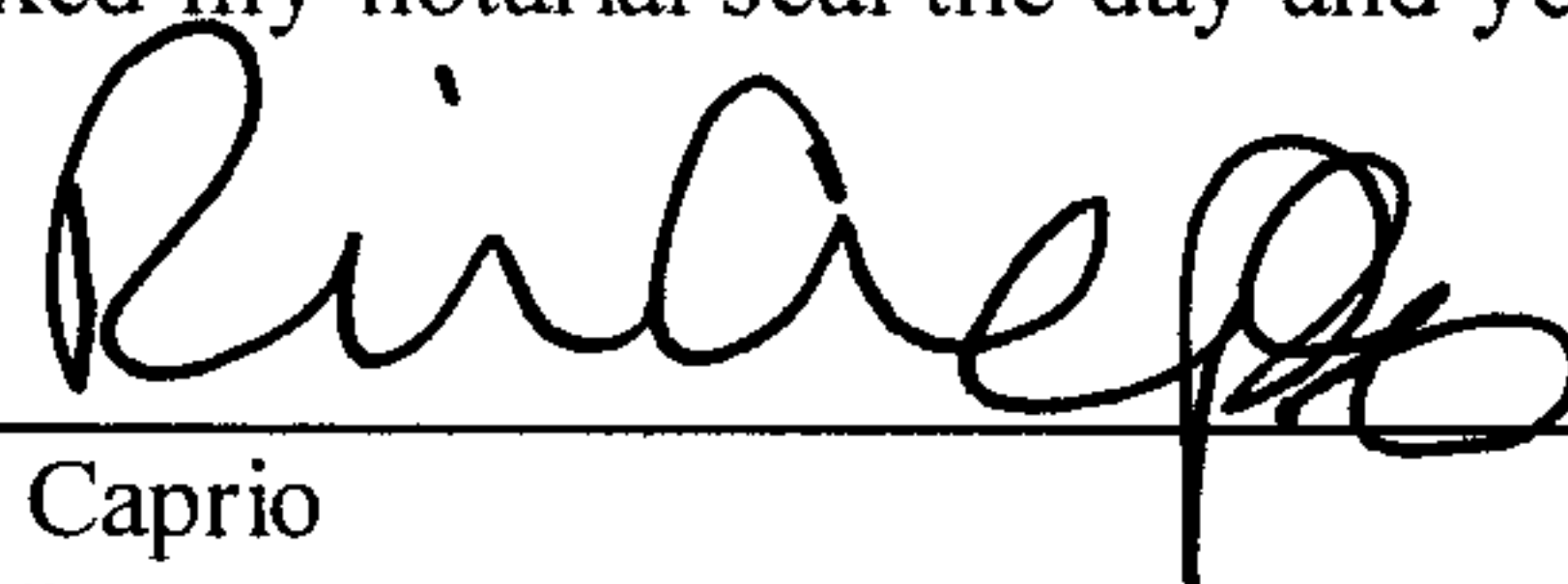
Maria Fregin

Its: Assistant Vice President


STATE OF ARIZONA
COUNTY OF MARICOPA

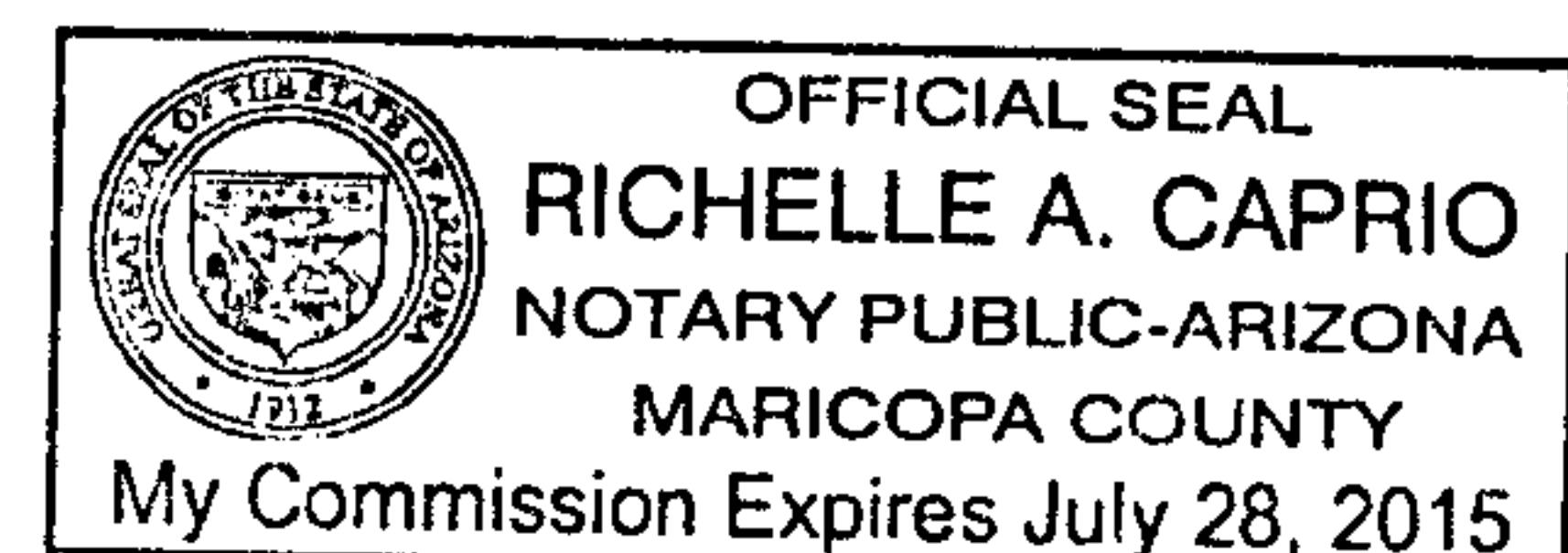
On 11-27-12, before me, Richelle A. Caprio, Notary Public, personally appeared Maria Fregin, Assistant Vice President of Mortgage Electronic Registration Systems, Inc. , whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last written.



Richelle A. Caprio
Notary Public


20121207000468610 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/07/2012 10:39:55 AM FILED/CERT



ROBERT M GARDNER, DEBORAH A GARDNER
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Birmingham, AL 35242

Document Prepared By and When Recorded Return To:
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