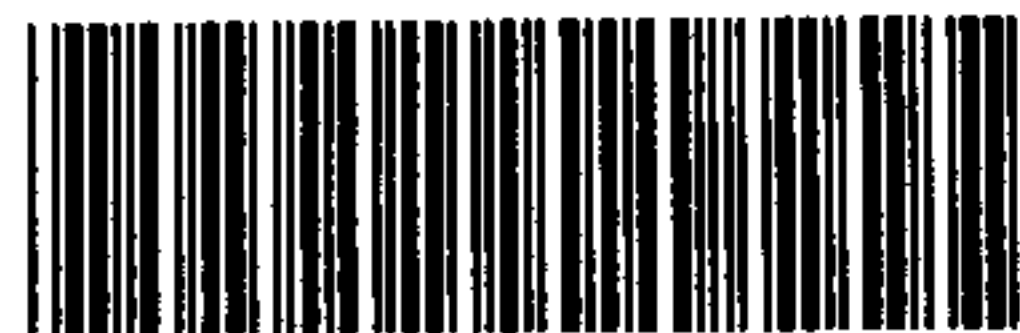


ALABAMA

COUNTY OF **SHELBY**
LOAN NO. **21214670** (39798889)



PREPARED BY TERRILL NIELSON
SECURITY CONNECTIONS, INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401
PH: (208) 528-9895

WHEN RECORDED MAIL TO:
SECURITY CONNECTIONS, INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401
PH: (208) 528-9895

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, holder of a certain Mortgage executed to secure an indebtedness, whose parties, dates and recording information are below, does hereby acknowledge that it has been paid pursuant to a settlement agreement and in consideration thereof, does hereby agree to Release the Mortgage and does hereby authorize and direct the county recorder to Release the Mortgage.

Original Grantor: **MICHAEL A. GERTZ, AN UNMARRIED MAN**

Grantor's Mailing Address: **11563 HARBORSIDE CIR, LARGO, FL 33773**

Original Grantee: **SUNTRUST MORTGAGE, INC.**

Grantee's Mailing Address: **14523 SW MILLIKAN WAY #200, BEAVERTON, OR 97005**

Loan Amount: **\$205,000.00**

Date Executed: **02/20/2007**

Recorded in Book **N/A** at Page **N/A**, Instrument No. **20070223000084800** in the County of **SHELBY**, State of **ALABAMA**.

Property Address: **105 LENOX DR BIRMINGHAM, AL 35242**

Legal Description: **LOT 33, ACCORDING TO THE SURVEY OF LENOX PLACE PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

PAGE 1 OF 2


MIN MERS PHONE: 1-888-679-6377
J=LB8040210.025035

20130725000303290 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/25/2013 12:43:49 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument whose name(s) and title(s) are recited below:

Dated **APRIL 29, 2014**

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") BY SETERUS, INC., ITS ATTORNEY-IN-FACT



KRYSTAL HALL
ASSISTANT SECRETARY FOR TITLE SERVICES

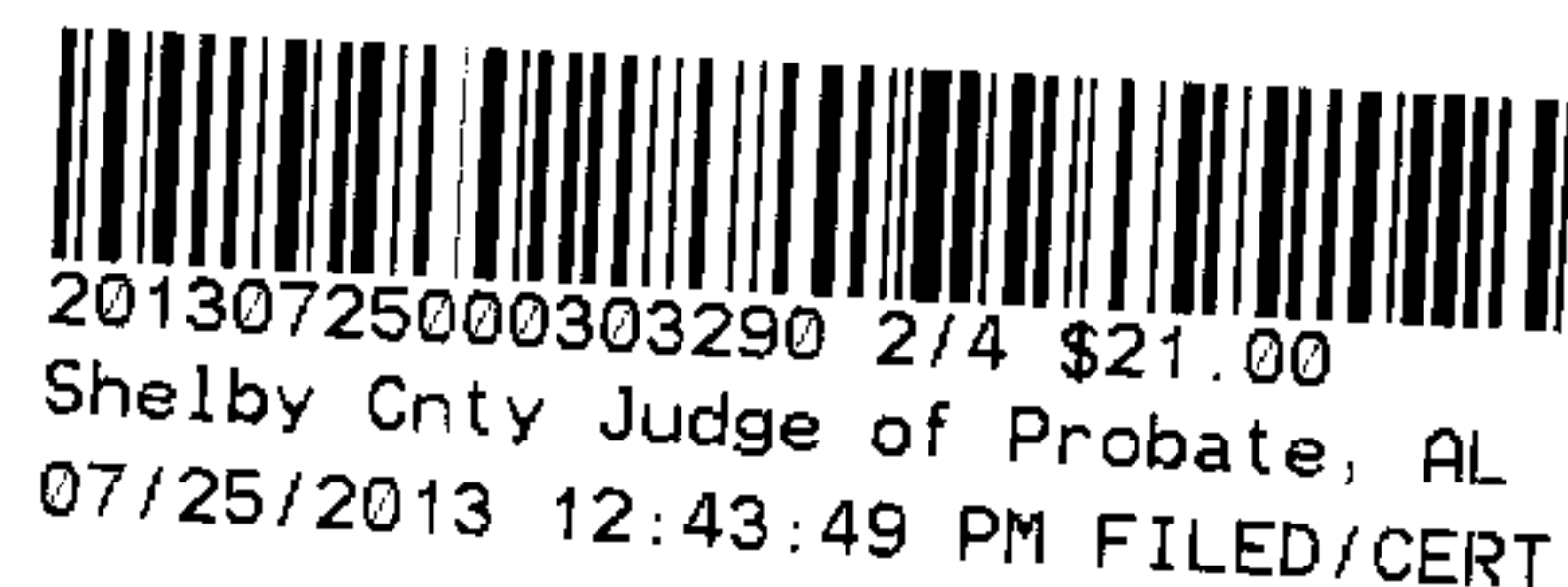
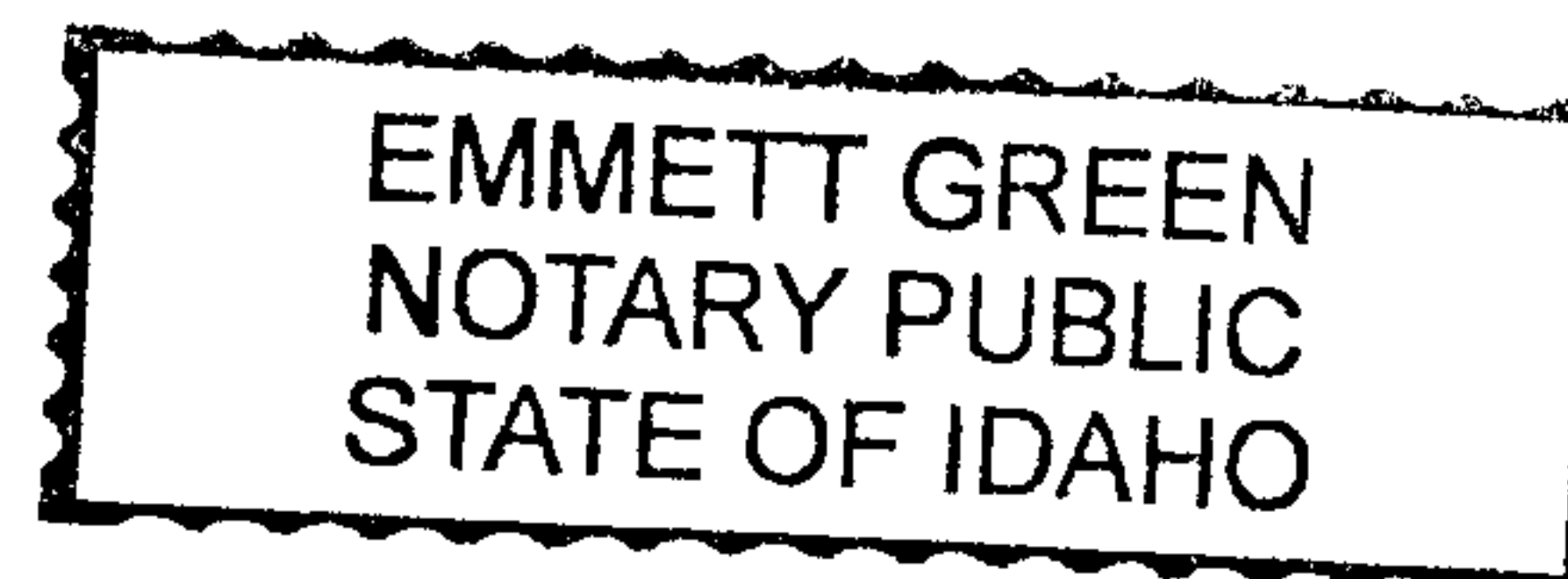
STATE OF IDAHO)
) ss
COUNTY OF BONNEVILLE)

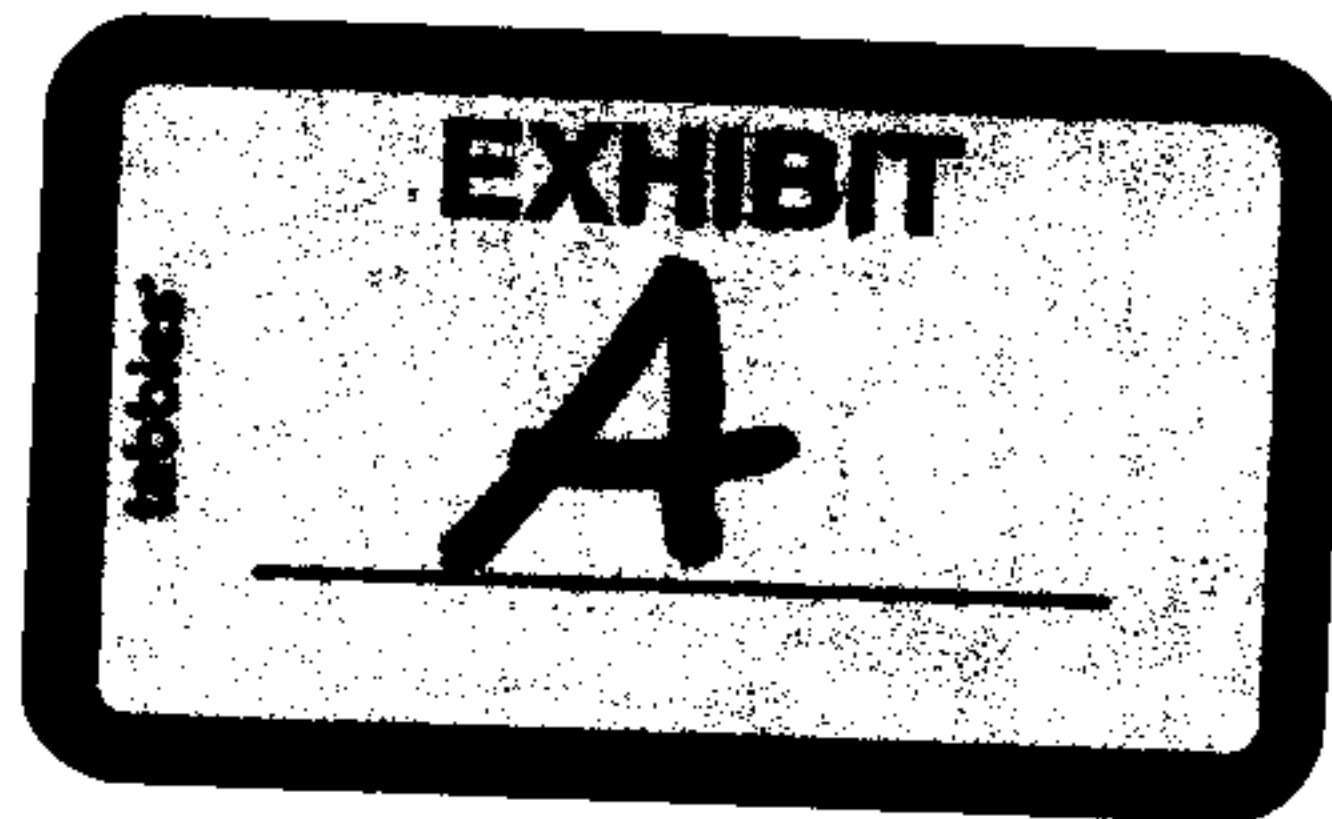
On **APRIL 29, 2014**, before me, the undersigned, a Notary Public in said State, personally appeared **KRYSTAL HALL** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as **ASSISTANT SECRETARY FOR TITLE SERVICES** on behalf of **FEDERAL NATIONAL MORTGAGE ASSOCIATION** located at **14523 SW MILLIKAN WAY #200, BEAVERTON, OR 97005** and acknowledged to me that he or she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained and that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



EMMETT GREEN (COMMISSION EXP. 05-31-2018)
NOTARY PUBLIC





Record and Return to:
Seterus, Inc.
Title Services Department
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Washington County, Oregon 2011-076340
10/31/2011 02:15:56 PM
D-PA Cnt=1 Str=2 S AKINS
\$10.00 \$5.00 \$11.00 \$15.00 - Total = \$41.00



01644476201100763400020022

I, Richard Hobernicht, Director of Assessment and
Taxation and Ex-Officio County Clerk for Washington
County, Oregon, do hereby certify that the within
instrument of writing was received and recorded in the
book of records of said county.

Richard Hobernicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



LIMITED POWER OF ATTORNEY

FROM: Federal National Mortgage Association

TO: SETERUS, INC



20130725000303290 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/25/2013 12:43:49 PM FILED/CERT



20130725000303290 4/4 \$21.00
 Shelby Cnty Judge of Probate, AL
 07/25/2013 12:43:49 PM FILED/CERT

LIMITED POWER OF ATTORNEY

Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 13150 Worldgate Drive, Herndon, Virginia 20170, constitute and appoints Seterus Inc. 8501 IBM Drive, Building 201 #2DD188, Charlotte, North Carolina 28262 (headquarters), a Corporation organized and existing under the laws of the state of Delaware, its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to execute, endorse, and acknowledge all documents customarily and reasonably necessary and appropriate for:

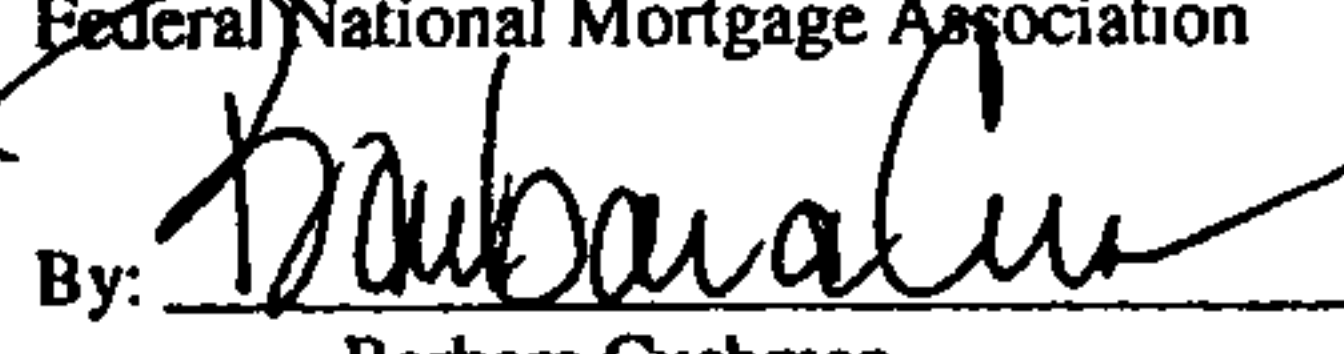
1. the release of a borrower from personal liability under the mortgage or deed of trust following an approved transfer of ownership of the security property;
2. the full satisfaction or release of a mortgage or the request to a trustee for a full reconveyance of a deed of trust;
3. the partial release or discharge of a mortgage or the request to a trustee for a partial reconveyance or discharge of a deed of trust;
4. the modification or extension of a mortgage or deed of trust;
5. the subordination of the lien of a mortgage or deed of trust;
6. the completion, termination, cancellation, or rescission of foreclosure relating to a mortgage or deed of trust, including (but not limited to) the following actions:
 - a. the appointment of a successor or substitute trustee under a deed of trust, in accordance with state law and the deed of trust;
 - b. the issuance of a statement of breach or nonperformance;
 - c. the issuance or cancellation or rescission of notices of default;
 - d. the cancellation or rescission of notices of sale; and
 - e. the issuance of such other documents as may be necessary under the terms of the mortgage, deed of trust, or state law to expeditiously complete said transactions, including, but not limited to, assignments or endorsements of mortgages, deeds of trust, or promissory notes to convey title from Fannie Mae to the Attorney-in-Fact under this Limited Power of Attorney;
7. the conveyance of properties to the Federal Housing Administration (FHA), the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), the Rural Housing Service (RHS), or a state or private mortgage insurer; and
8. the assignment or endorsement of mortgages, deeds of trust, or promissory notes to the Federal Housing Administration (FHA), the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), the Rural Housing Service (RHS), a state or private mortgage insurer, or Mortgage Electronic Registration System (MERS™).

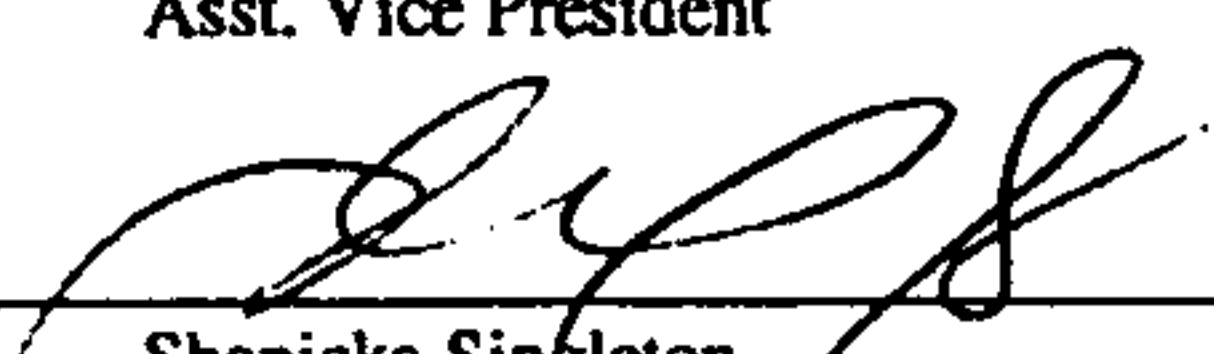
The undersigned gives to said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney upon the exercise of such power of the Attorney-in-Fact that all conditions precedent to such exercise of power has been satisfied and that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of September, 2011.

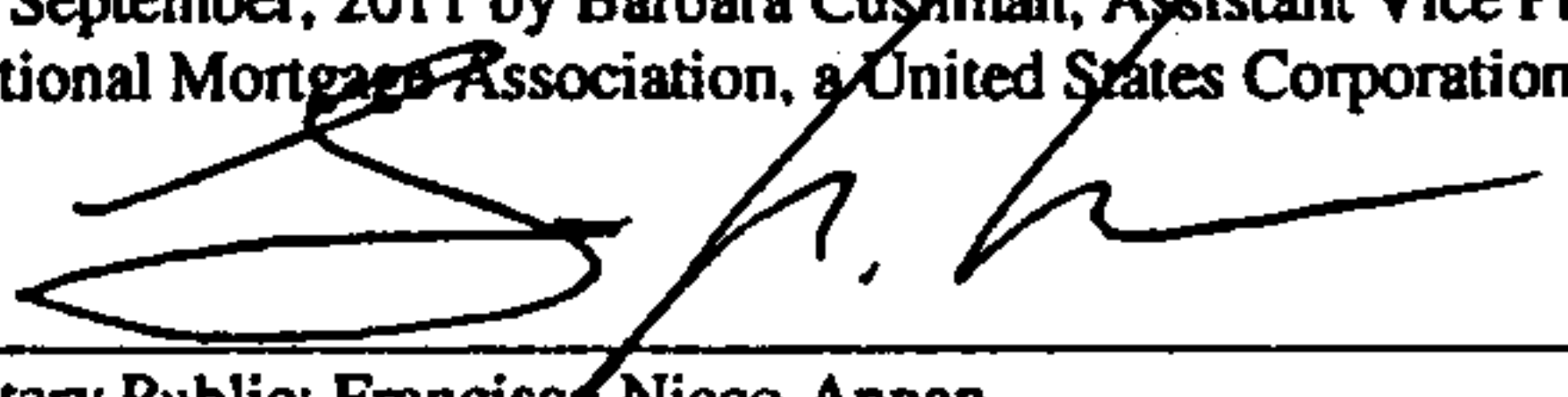
Federal National Mortgage Association

By: 
 Barbara Cushman
 Asst. Vice President

By: 
 Shanicka Singleton
 Assistant Secretary

STATE OF VIRGINIA)
 COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me, a notary public commissioned in Fairfax County, Virginia this 12th day of September, 2011 by Barbara Cushman, Assistant Vice President, and Shanicka Singleton, Assistant Secretary of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.


 Notary Public: Francisco Nicco-Annan
 My Commission Expires: 02/28/2015

Francisco Nicco-Annan
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #7387255
 My Commission Expires 2/28/2015

