

20150924000334010  
09/24/2015 08:12:50 AM  
REL 1/1

When Recorded Return To:  
Ditech Financial LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

**This Document Prepared By:**  
**E.Lance/NTC, 2100 Alt. 19 North,**  
**Palm Harbor, FL 34683**  
**(800)346-9152**

Loan #: 82826546

### CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20050719000360400** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **ANDREA A. SIMS SINGLE WOMAN, AS HER SOLE & SEPARATE PROPERTY**, having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

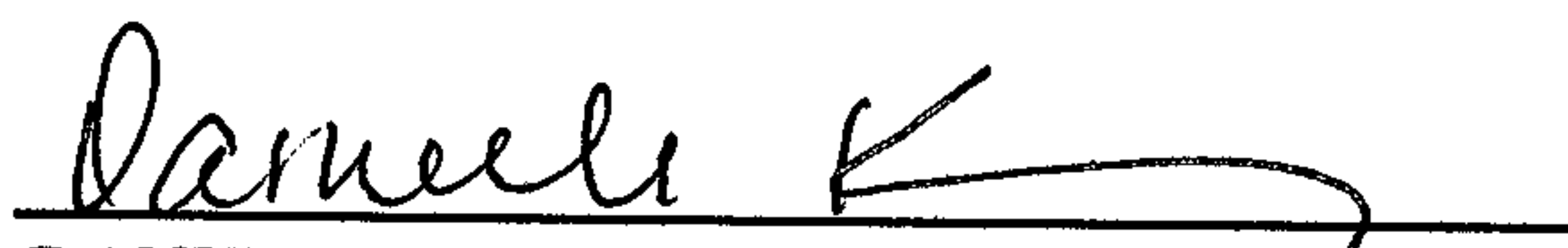
**IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR LOMBARD FINANCIAL CORPORATION, LLC, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 22nd day of September in the year 2015**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR LOMBARD FINANCIAL CORPORATION, LLC, ITS SUCCESSORS AND ASSIGNS**

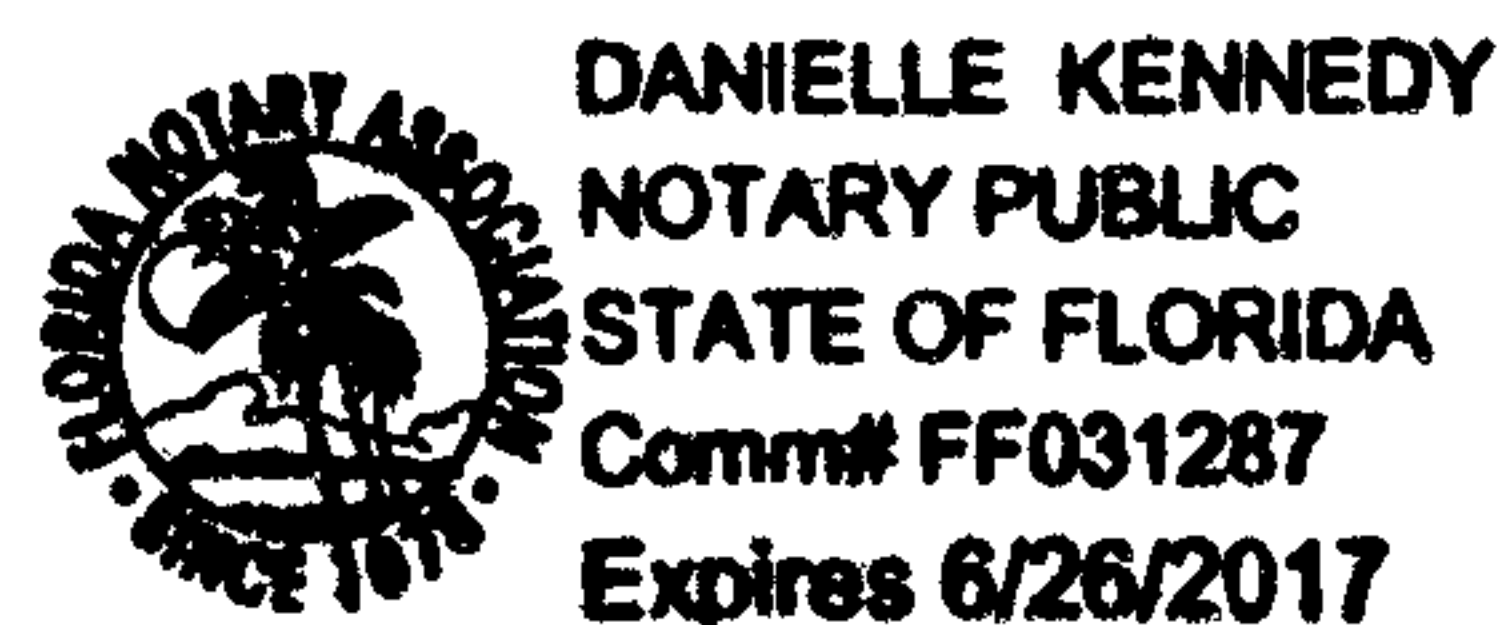
  
\_\_\_\_\_  
**SEAN HUNT**  
**ASST. SECRETARY**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 22nd day of September in the year 2015, by Sean Hunt as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR LOMBARD FINANCIAL CORPORATION, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
**DANIELLE KENNEDY - NOTARY PUBLIC**  
**COMM: EXPIRES 06/26/2017**



GTSRC 392847931 9@ 100052550076066009 MERS PHONE 1-888-679-6377 DOCR T2115094712 [C-1]  
ERCNAL1



\*D0012692945\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/24/2015 08:12:50 AM  
\$14.00 CHERRY  
20150924000334010

