

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

20160106000005170  
01/06/2016 10:53:08 AM  
REL 1/1

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

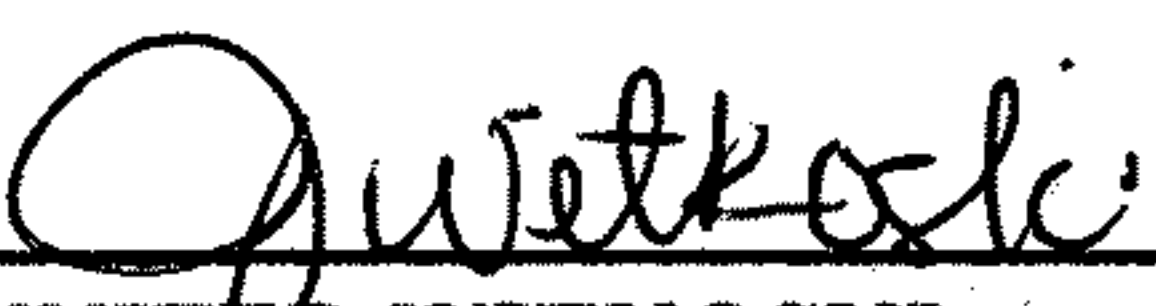
Loan #: 62395835

## CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20070702000310420** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **TERESA STAFFORD AND QUINCY STAFFORD, JR., HUSBAND AND WIFE** 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 USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 06th day of January in the year 2016.**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS**

  
\_\_\_\_\_  
**JENNIFER WITKOSKI**  
**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 06th day of January in the year 2016, by Jennifer Witkoski as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, 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**

 **DANIELLE KENNEDY**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**Comm# FF031287**  
**Expires 6/26/2017**

GTSRC 393748985 6@ 100105600021906176 MERS PHONE 1-888-679-6377 DOCR T0516013116 [C-1]  
ERCNAL1



\*D0014447624\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/06/2016 10:53:08 AM  
\$14.00 CHERRY  
20160106000005170

