

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

20160112000011940
01/12/2016 03:51:34 PM
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Loan #: 68472835

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20040514000255240** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JEFFREY S. GARDNER AND HIS WIFE AIMEE M. METHVIN** 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 AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 12th day of January in the year 2016.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS


SHANNON MCKINNEY
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 12th day of January in the year 2016, by Shannon McKinney as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, 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 393784634 5@ 100015700035203278 MERS PHONE 1-888-679-6377 DOCR T1116013017 [C-1]
ERCNAL1



D0014531642



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/12/2016 03:51:34 PM
\$14.00 DEBBIE
20160112000011940

