

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

**20160519000171650**  
**05/19/2016 02:41:58 PM**  
**REL 1/1**

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

Loan #: 0031072051

### **CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20150609000190110** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **NELSON M. GARCIA AND CHRISTINA J. HUFF, 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 FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 19th day of May in the year 2016**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**



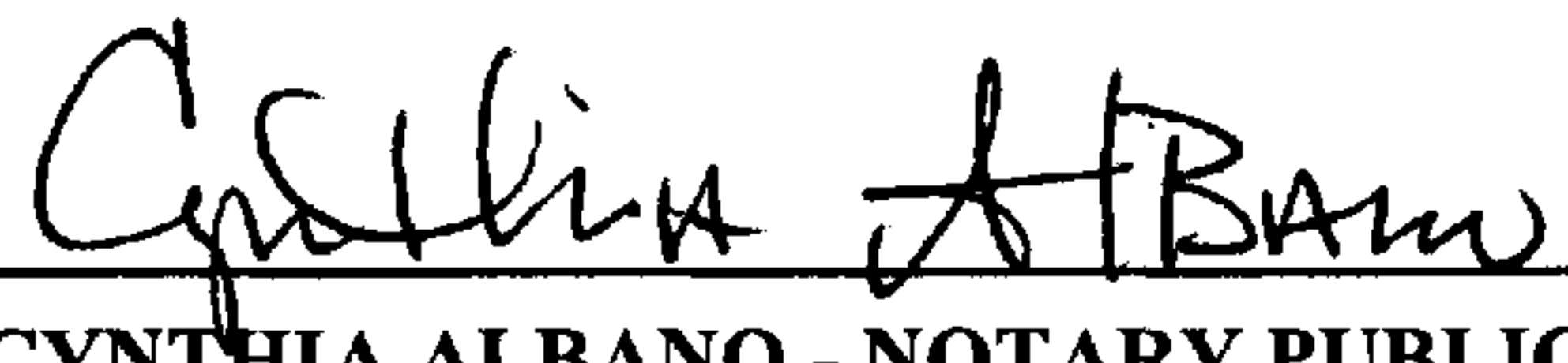
TIFFANY FLOYD

ASST. SECRETARY

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

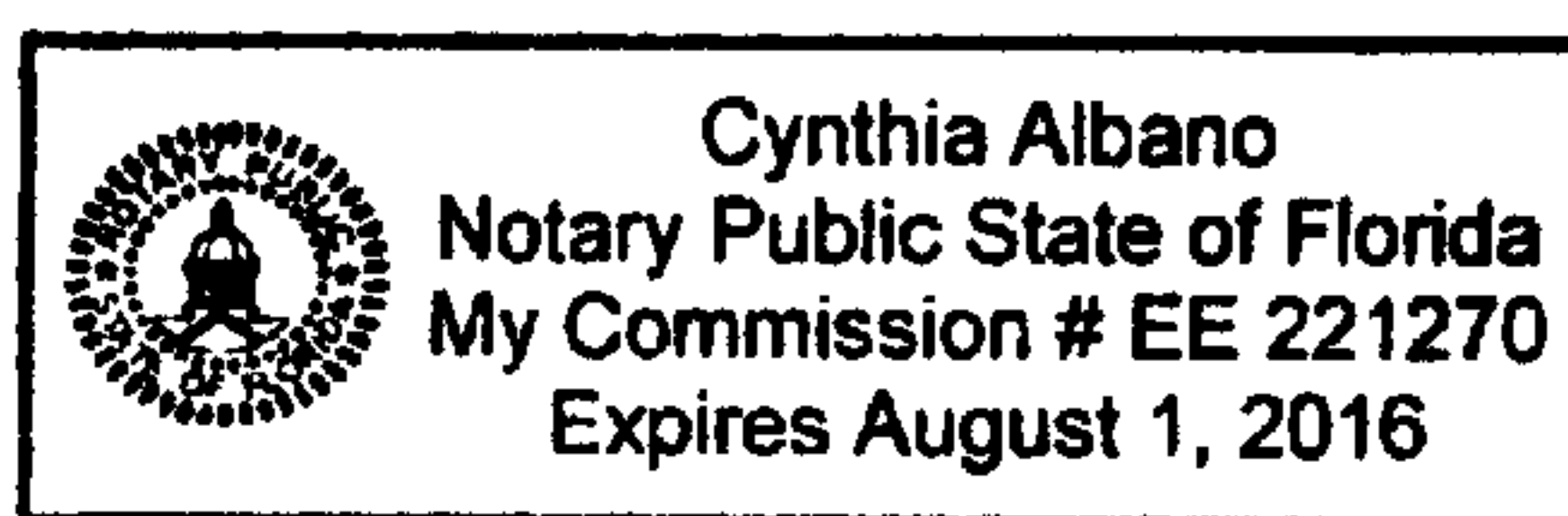
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 19th day of May in the year 2016, by Tiffany Floyd as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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.



CYNTHIA ALBANO - NOTARY PUBLIC

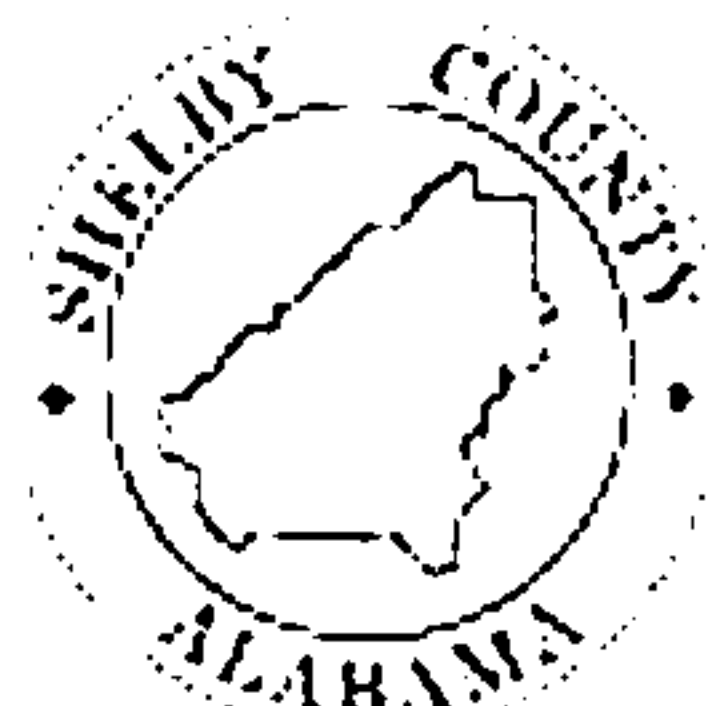
COMM EXPIRES: 08/01/2016



GTSRC 394744370 0@ 100392411200527540 MERS PHONE 1-888-679-6377 DOCR T1916053012 [C-1]  
ERCNAL1



\*D0016236533\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/19/2016 02:41:58 PM  
\$14.00 CHERRY  
20160519000171650

