

Recording Requested By:  
T.D. SERVICE COMPANY

And When Recorded Mail To:  
T.D. Service Company  
LR Department (Cust# 673)  
4000 W Metropolitan Dr Ste 400  
Orange, CA 92868



20170123000027460 1/2 \$18.00  
Shelby Cnty Judge of Probate AL  
01/23/2017 01:40 53 PM FILED/CERT

Space above for Recorder's use

MERS MIN#: 100052550366093853 PHONE#: (888) 679-6377

Customer#: 673/8 Service#: 4585771RL1



Loan#: 9801398729

### RELEASE OF MORTGAGE/DEED OF TRUST

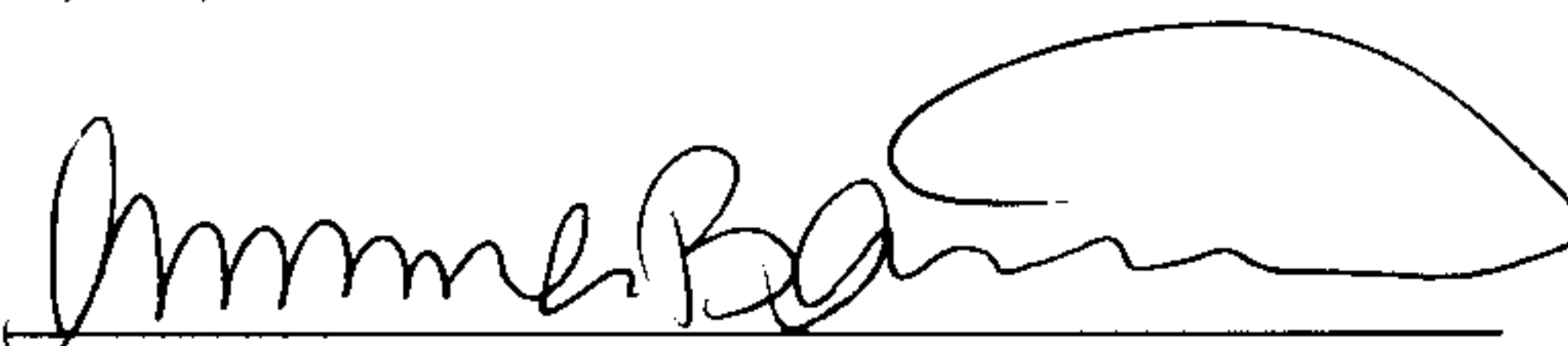
KNOW ALL MEN BY THESE PRESENTS: That the undersigned current mortgagee/beneficiary of record for and in consideration of the payment of indebtedness secured, does hereby remise, release, satisfy, convey and quit claim unto: **BRANDON S WARD AND MARCELLA G WARD, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM**, heirs, legal representatives, successors and/or assignees, and assigns all right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain Mortgage/Deed of Trust bearing the date **OCTOBER 26, 2012**, and filed for the record in the County Recorder of **SHELBY**, State of **ALABAMA**, as as Instrument No. **20121121000447630**, in Book No. ---, at Page No. --- on **NOVEMBER 21, 2012**.

IN TESTIMONY WHEREOF, the said, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS**, has caused these presents to be signed by its Assistant Secretary.

Dated: **JAN 11 2017**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS**

By:

  
Emma G. Boisineau, Assistant Secretary

WITNESS:

(Name):

  
S. Anderson

(Name):

  
R. Rodriguez

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

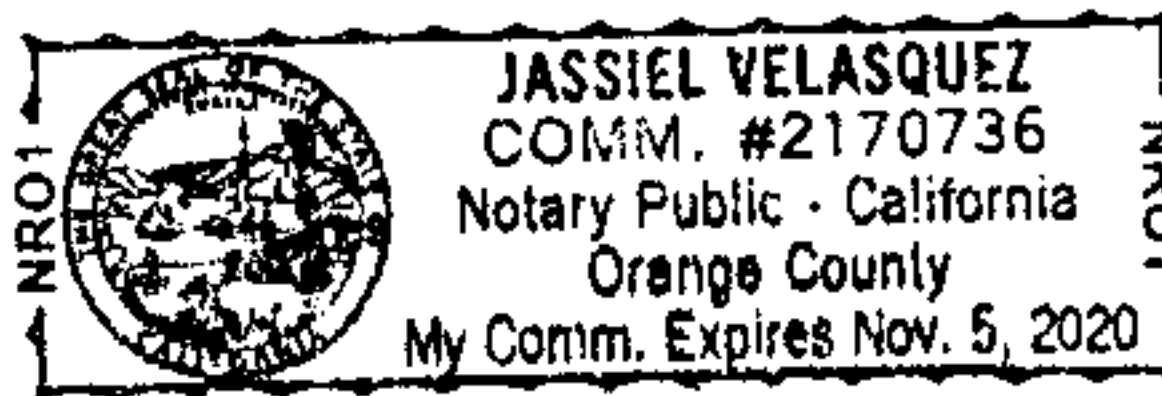
20170123000027460 2/2 \$18 00  
Shelby Cnty Judge of Probate, AL  
01/23/2017 01:40 53 PM FILED/CERT

State of CALIFORNIA }  
County of ORANGE } ss.

On **JAN 11 2017**, before me, **Jassiel Velasquez**, a Notary Public, personally appeared **Emma G. Boisineau**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
Witness my hand and official seal.



(Notary Name): **Jassiel Velasquez**



Prepared By:  
**T.D. Service Company**  
**LR Department**  
**4000 W Metropolitan Dr Ste 400**  
**Orange, CA 92868**  
**HANH V TRAN, (714) 543-8372**