



20170203000042380 1/1 \$15.00  
 Shelby Cnty Judge of Probate, AL  
 02/03/2017 10:36:11 AM FILED/CERT

**MERS # 100535817015943805 MERS PHONE: 1-888-679-6377**

**JAMES T GARNER**  
**1000384310**  
 PO Date: **01/13/2017**

# **SATISFACTION OF MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** does hereby certify that a certain mortgage from **JAMES T. GARNER AND DONNA M. GARNER, HUSBAND AND WIFE** to **AMERICA'S FIRST FEDERAL CREDIT UNION** dated **DECEMBER 7, 2012**, filed for record **DECEMBER 26, 2012** in mortgage volume/book , page DOC No. **20121226000490050**, of the **SHELBY COUNTY, ALABAMA** records has been fully paid and satisfied; and the county recorder is authorized to discharge the same of record.

In witness whereof the said **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** has hereunto set their hand this **26th** day of **JANUARY, 2017**.

Tax Parcel ID # \_\_\_\_\_  
**1253 GREYSTONE PARC DRIVE, HOOVER, AL - 35242**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR AMERICA'S FIRST FEDERAL CREDIT UNION** *✕*

*✕*its successors and assigns

**WENDY M HAIRE**  
**ASSISTANT VICE PRESIDENT**

State of **OHIO**  
 County of **MONTGOMERY COUNTY**

)  
 ) SS:

Before me, **CANDICE MAPLES**, a Notary Public in and for said county, personally appeared **WENDY M HAIRE, ASSISTANT VICE PRESIDENT**, of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR AMERICA'S FIRST FEDERAL CREDIT UNION** *✕* known to me to be the person and officer whose name is acknowledged on behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as said officers, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal in **MONTGOMERY COUNTY** county, **OHIO**, this **26th** day of **January, 2017**.

**CANDICE MAPLES**  
 In and for the state of **OHIO**  
 My commission expires **5/2/2018**

Prepared by:

**CANDICE MAPLES**  
**PNC MORTGAGE (B6-YM14-01-5),**  
**3232 NEWMARK DRIVE,**  
**MIAMISBURG, OH, 45342**  
**(937) 910-1200**

Return To:

**CANDICE MAPLES**  
**PNC MORTGAGE (B6-YM14-01-5),**  
**3232 NEWMARK DRIVE,**  
**MIAMISBURG, OH, 45342**  
**(937) 910-1200**  
**ATTN : PAYOFFS**  
**P.O.BOX 8820, DAYTON, OH 45482 - 0449**



**CANDICE MAPLES, NOTARY PUBLIC**  
 Residence - Montgomery County  
 State Wide Jurisdiction, Ohio  
 My Commission Expires May 2, 2018