

20171026000388300  
10/26/2017 12:09:28 PM  
REL 1/1

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**



## CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20140602000165030** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **HAROLD E FERGUSON SINGLE MAN** 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 FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 26th day of October in the year 2017.**

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

**ALAN BAKER**  
**VICE PRESIDENT**

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 26th day of October in the year 2017, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

**SHEILAH MORRIS**  
**COMM EXPIRES: 10/13/2020**



**SHEILAH MORRIS**  
Notary Public - State of Florida  
My Commission #GG 38533  
Expires October 13, 2020

GTSRC 400440750 NOT DEFINED MIN 100052550411427866 MERS PHONE 1-888-679-6377 MERS  
Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T251710-03:54:00 [C-1] ERCNAL1



\*D0026844341\*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/26/2017 12:09:28 PM  
\$15.00 CHERRY  
20171026000388300