


Recording Requested By:  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

And When Recorded Mail To:  
**First American Mortgage Solutions**  
**LR Department (Cust# 697)**  
**3 First American Way**  
**Santa Ana, California 92707**

**20180319000089360**  
**03/19/2018 11:23:04 AM**  
**REL 1/2**

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Space above for Recorder's use \_\_\_\_\_  
MERS MIN#: **100392411201085118** PHONE#: **(888) 679-6377**  
Customer#: **697/1** Service#: **4879208RL1**  +  
Loan#: **2003262397**

### **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: **TIMOTHY SPENCER AND CIENITHA P. SPENCER, HUSBAND AND WIFE (WHO ACQUIRED TITLE AS CIENITHA P. PARICA)**, 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 **MAY 02, 2016**, and filed for the record in the County Recorder of **SHELBY**, State of **ALABAMA**, as as Instrument No. **20160509000156010**, in Book No. ---, at Page No. --- on **MAY 09, 2016**.


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

Dated: **MAR 09 2018**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**

By:   
**Michelle Tran, Assistant Secretary**

WITNESS:

  
(Name): **J. Fuentes**


  
(Name): **J. Velasquez**

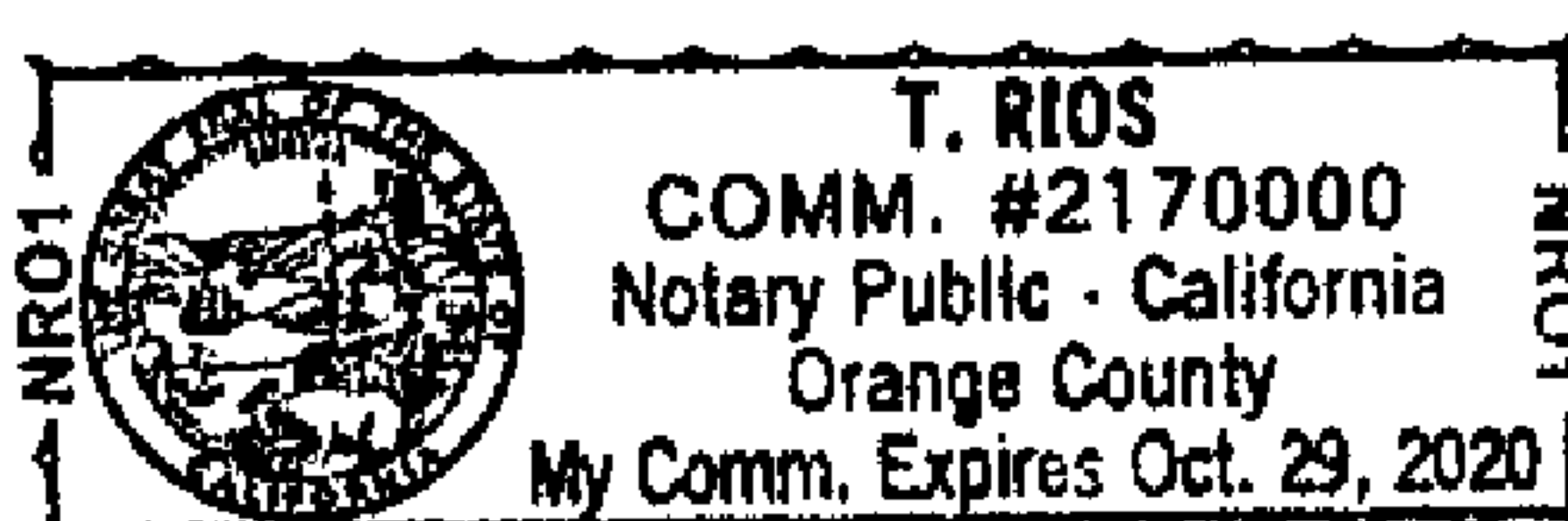
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }  
County of ORANGE } ss.

On **MAR 09 2018**, before me, T. Rios, a Notary Public, personally appeared **Michelle Tran**, 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): T. Rios



Prepared By:  
First American Mortgage Solutions  
LR Department  
3 First American Way  
Santa Ana, California 92707  
TIFFANY A RIOS, (800) 525-3633



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/19/2018 11:23:04 AM  
\$18.00 CHERRY  
20180319000089360

