

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

20180926000343440  
09/26/2018 01:04:03 PM  
REL 1/2

And When Recorded Mail To:  
**First American Mortgage Solutions**  
**LR Department (Cust# 686)**  
**3 First American Way**  
**Santa Ana, California 92707**

\_\_\_\_\_  
Space above for Recorder's use \_\_\_\_\_  
MERS MIN#: 100190821011190938 PHONE#: (888) 679-6377  
Customer#: 686/1 Service#: 4960237RL1  +  
Loan#: 0020727780

### 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: **CARLYN V DUNCAN, ROBERT H DUNCAN, JOINT TENANCY, WIFE AND HUSBAND**, 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 **APRIL 28, 2006**, and filed for the record in the County Recorder of **SHELBY**, State of **ALABAMA**, as as Instrument No. **20060503000206850**, in Book No. ---, at Page No. --- on **MAY 03, 2006**.

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

Dated: JUL 27 2018

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHSTAR FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS**

By:   
**Gabriela Cruz, Assistant Secretary**

WITNESS:

  
(Name): **Jonathan T Evangelista**

  
(Name): **Alex Ramirez**

Loan#: 0020727780

Srv#: 4960237RL1

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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.

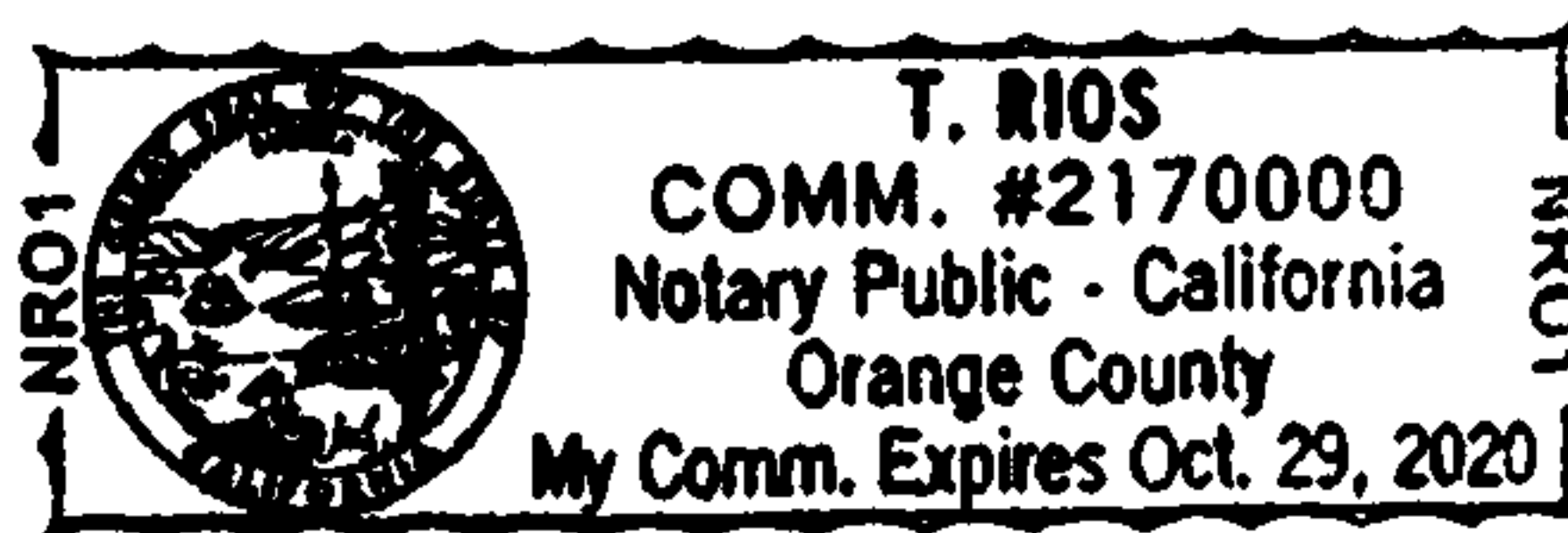
State of CALIFORNIA }  
County of ORANGE } ss.

On JUL 27 2018, before me, **T. Rios**, a Notary Public, personally appeared **Gabriela Cruz**, 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**

**MAYRA J LOPEZ, (800) 525-3633**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/26/2018 01:04:03 PM  
\$18.00 CHERRY  
20180926000343440

*Allen S. Bayl*