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02/26/2019 02:28:33 PM
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RETURN TO & PREPARED BY:

C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

CORPORATE CANCELLATION AND RELEASE

The debt secured by Mortgage recorded in Real Property Instrument # 20041101000599430, of the Records in the Office of the Judge of Probate of Shelby County, Alabama, from **ELIZABETH D GAMBLE, A MARRIED WOMAN, AND HUSBAND, SHAUN GAMBLE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR AMERICA'S WHOLESALE LENDER ITS SUCCESSORS AND ASSIGNS, dated 10/28/2004, having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled. Property Address: 120 ASHFORD WAY, ALABASTER, AL 35007-9079

In witness whereof, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12 has caused its name to be signed and sealed on February 26, 2019.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12 BY CARRINGTON MORTGAGE SERVICES, LLC AS ITS ATTORNEY-IN-FACT

By:



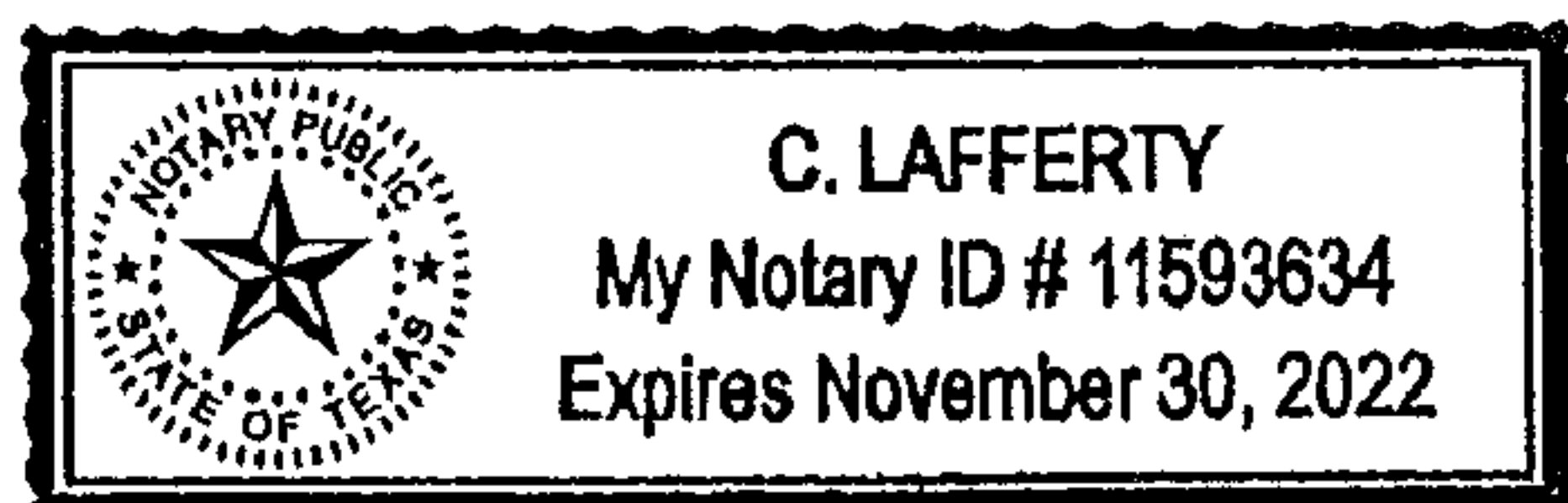
Charles R. Hall, Vice President



GAMBLE LGA *19008581*

State of TX County of Tarrant

I, C. Lafferty, a Notary Public, in and for said County and State, do hereby certify that Charles R. Hall, Vice President, BY CARRINGTON MORTGAGE SERVICES, LLC AS ITS ATTORNEY-IN-FACT for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12 is signed to the foregoing release and cancellation, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date. Given under my hand and seal February 26, 2019.



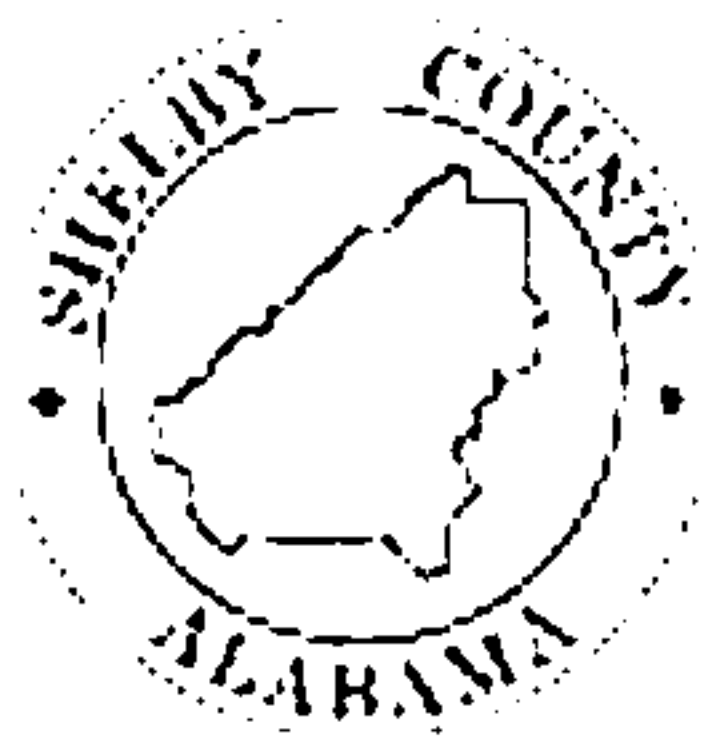
Notary Public, C. Lafferty
My commission expires: November 30, 2022

AL Shelby

7000162202
CARRINGTON/RELEASE

RETURN TO & PREPARED BY:

C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2019 02:28:33 PM
\$18.00 CHERRY
20190226000060600

Alicia S. Bayl