

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:
Dave LaRose/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 # 20150629000217460** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **REGINALD V. JAMES AND SHANAE N. JAMES, HUSBAND AND WIFE** 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 MORTGAGEE, AS NOMINEE FOR REAL ESTATE FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 14th day of August in the year 2019.** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR REAL ESTATE FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

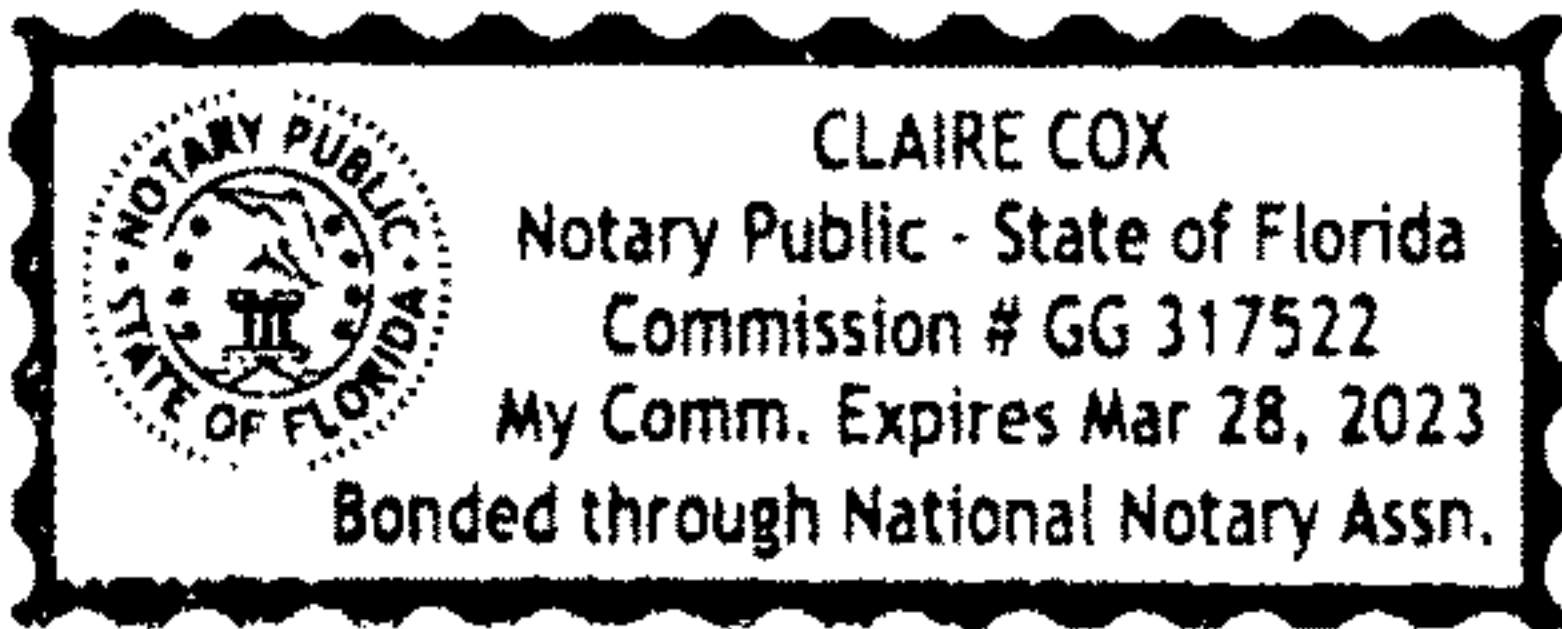
LAUREN ASTLE
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

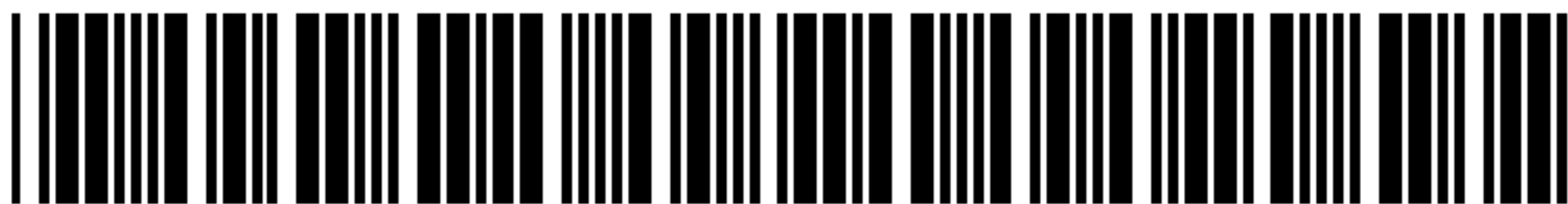
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 14th day of August in the year 2019, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR REAL ESTATE FUNDING CORPORATION, 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.

CLAIRE COX
COMM EXPIRES: 03/28/2023



GTSRC 407638768 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100392411200612086 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T141908-12:26:45 [C-1] ERCNAL1



D0039769250



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2019 03:43:16 PM
\$15.00 CHARITY
20190814000296040