

This Instrument was drafted by:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
BBOCS - San Antonio Collateral
Department
P.O. Box 659713
San Antonio, TX 78265-9827
Name: Yvonne Regalis Job #563028932
Telephone 210-856-2046

Recording Requested By,
And After Recording, Return To:
BBOCS - San Antonio Collateral
Department
P.O. Box 659713
San Antonio, TX 78265-9827

SATISFACTION AND RELEASE OF MORTGAGE

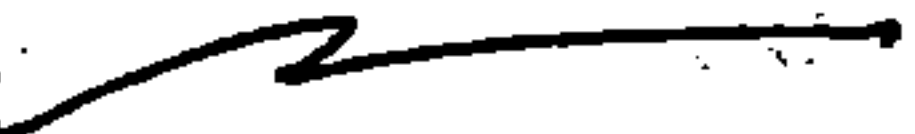
STATE OF ALABAMA)
COUNTY OF SHELBY)


KNOW ALL MEN BY THESE PRESENTS, THAT Wells Fargo Bank, National Association, successor by consolidation with The Money Store Investment Corporation ("Lender") is the owner and holder of that certain Mortgage (including any subsequently recorded amendments, modifications or other related documents thereof, the "Mortgage") dated **December 29, 1994**, from **Steven E. Bearden, an unmarried man** to Lender recorded in Book **N/A**, Page **N/A**, or Instrument Number **1994-37706**, in the Office of the Judge of Probate of **Shelby** County, Alabama (as may have been amended or modified from time to time, the "Mortgage").

It is further certified that, pursuant to an assignment recorded on **January 17, 1996** as instrument number **1996-01687** in book **N/A**, page **N/A**, the mortgage was assigned by **The Money Store Investment Corporation to Marine Midland Bank**, and then further assigned by **HSBC Bank USA, National Association**, formerly known as **Marine Midland Bank**, to Wells Fargo Bank, National Association, successor-in-interest to Wachovia SBA Lending, Inc., via an assignment being recorded concurrently herewith in the official records.

NOW, THEREFORE, in consideration of \$10.00 and other good and valuable consideration, Lender does hereby acknowledge payment in full of the indebtedness secured by the Mortgage and does hereby release and discharge the Mortgage of record.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: 
Name: Sandra Peterson
Title: Assistant Vice President


20200204000045500 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/04/2020 09:14:08 AM FILED/CERT

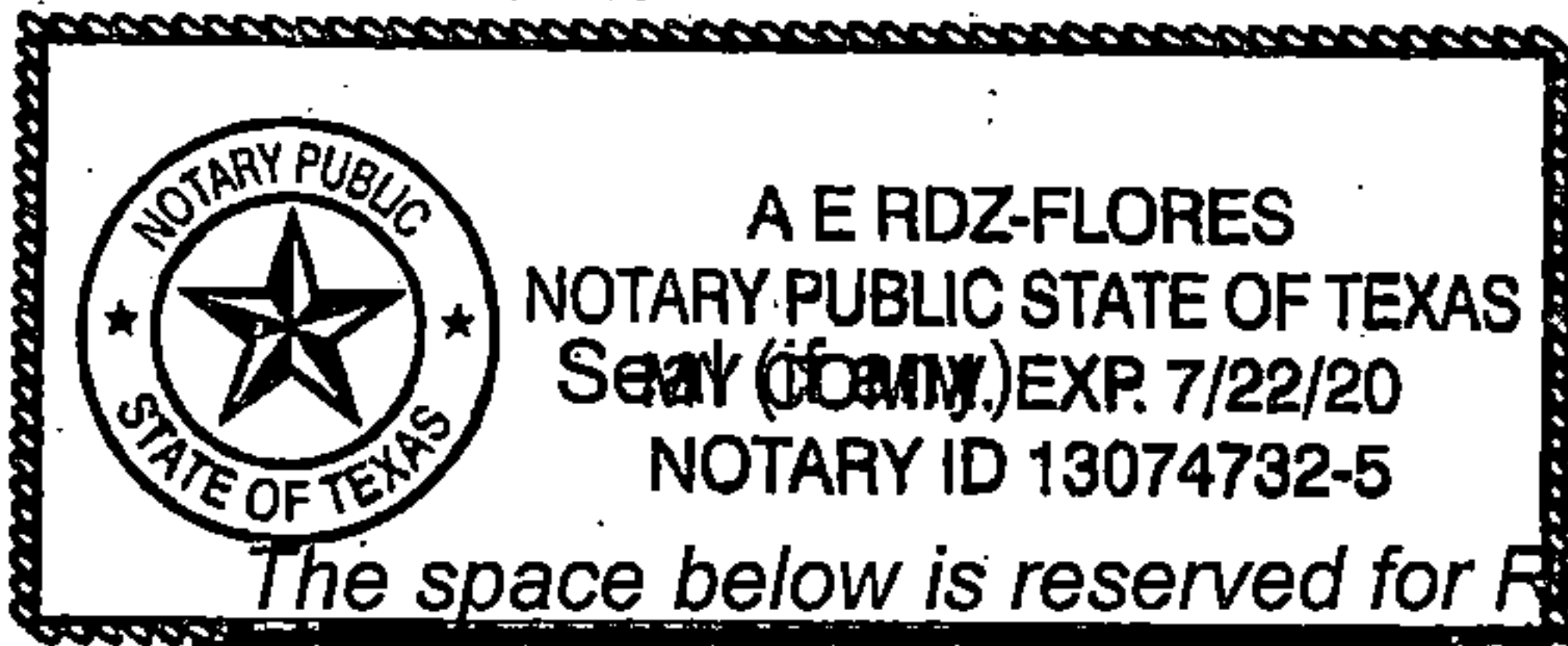
ACKNOWLEDGMENT

State of Texas

)
) ss.
)

County of Bexar

On this 3rd day of Dec, 20 19, before me, the undersigned Notary Public, personally appeared Sandra Peterson and known to me to be the Assistant Vice President, authorized agent for Wells Fargo Bank, National Association, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.



Notary Signature: A. E. Rdz-Flores

My commission expires: 7/22/20



20200204000045500 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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