

20211130000569660  
11/30/2021 09:17:30 AM  
REL 1/1

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
LLC. 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**

Loan Number 0195102447

**CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20040922000521750** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JEFFREY B FLORA AND LISA M FLORA 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 FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 30th day of November in the year 2021.**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS**


  
\_\_\_\_\_  
**WENDELL BAUGHMAN III**  
**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 by means of ☒ physical presence or ☐ online notarization on this 30th day of November in the year 2021, by Wendell Baughman III as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA 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.

  
\_\_\_\_\_  
**JULIE MARTENS**  
**COMM EXPIRES: 5/22/2022**

 **JULIE MARTENS**  
Notary Public - State of Florida  
Commission # GG 221059  
My Comm. Expires May 22, 2022  
Bonded through National Notary Assn.

WFHRC 429386229 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100039251450030319 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T302111-12:19:31 [C-1] ERCNAL1



\*D0087823666\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/30/2021 09:17:30 AM**  
**\$22.00 BRITTANI**  
**20211130000569660**

