

When Recorded Return To:  
Nationstar Mortgage LLC  
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 0680093614

**CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20210527000261380** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **STEVEN E GARDNER AND REGINA D GARDNER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** 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 UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 07th day of March in the year 2022. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**

  
\_\_\_\_\_  
**MARY MOJICA**  
**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 07th day of March in the year 2022, by Mary Mojica as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, 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.

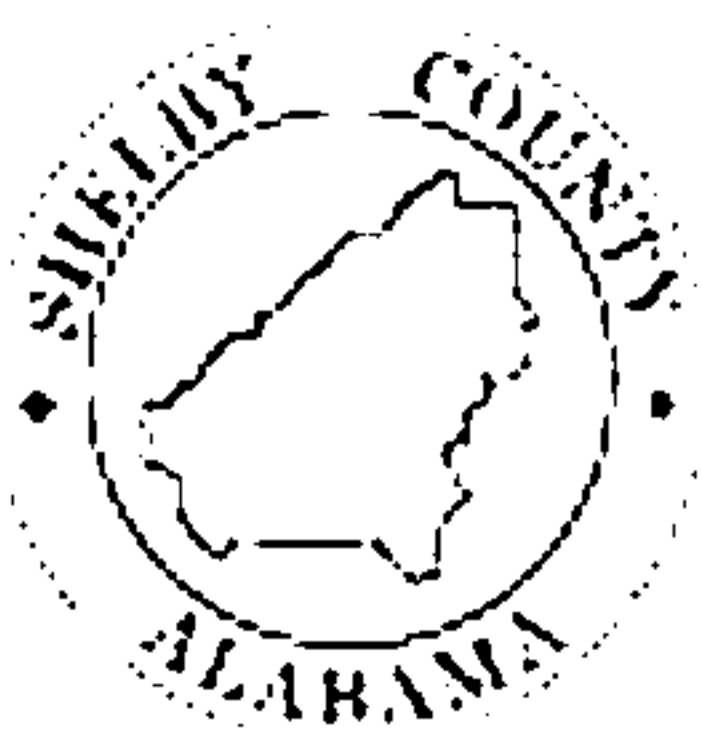
  
\_\_\_\_\_  
**KARIN CHANDIAS**  
**COMM EXPIRES: 07/28/2023**



NSMRC 431297736 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) LRUWM  
MIN 100032412213967406 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T072203-12:18:01 [C-1] ERCNAL1



\*D0091641866\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/07/2022 10:18:30 AM**  
**\$22.00 BRITTANI**  
**20220307000094310**

