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03/07/2022 12:17:12 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 undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") , AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced mortgage has been paid in full and, in consideration thereof, does hereby cancel and discharge said mortgage.

Mortgagor: **WILLIAM N WATKINS-MARTIN, AN UNMARRIED INDIVIDUAL**
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS
Date of Mortgage: 4/17/2006
Note Amount: \$161,148.00
Date Recorded: April 20, 2006
Book/Page/Instrument Number: Instrument # 20060420000185310
Property Address: 640 OLD CAHABA DR, HELENA, AL 35080-7051

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") , AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 03/07/2022.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") , AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS



By: H. Scott
Heather Leanne Scott, Assistant Secretary

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State of TX County of Tarrant

I, C. Lafferty, a Notary Public, in and for said County and State, do hereby certify that Heather Leanne Scott, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS 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 March 7, 2022.



C. Lafferty

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2022 12:17:12 PM
\$25.00 MISTI
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Allie S. Bayal