

20220804000304120
08/04/2022 08:13:36 AM
REL 1/1

When Recorded Return To:
Truist Bank
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 6996017301

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20120419000134720** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JAMES D. PRECHT AND LINDA J. PRECHT, 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 FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 03rd day of August in the year 2022**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

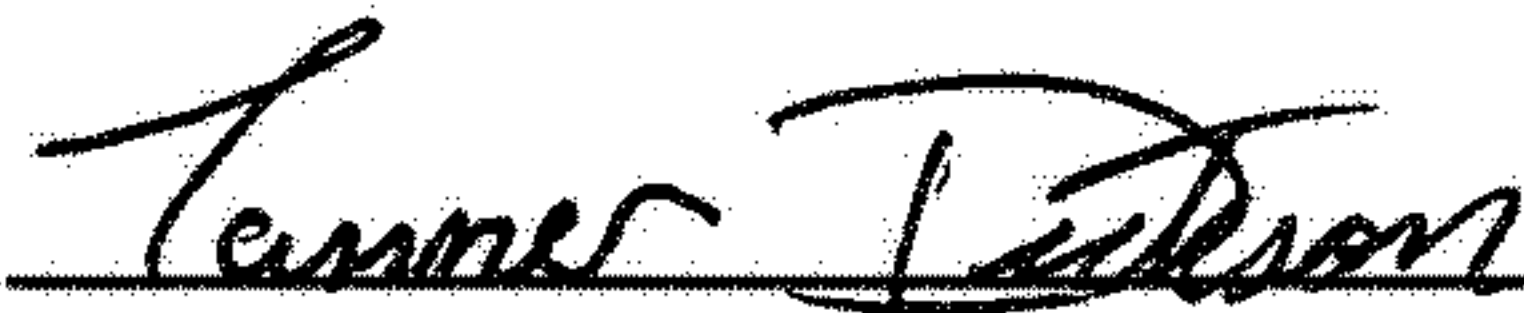


LAUREN ASTLE
VICE PRESIDENT

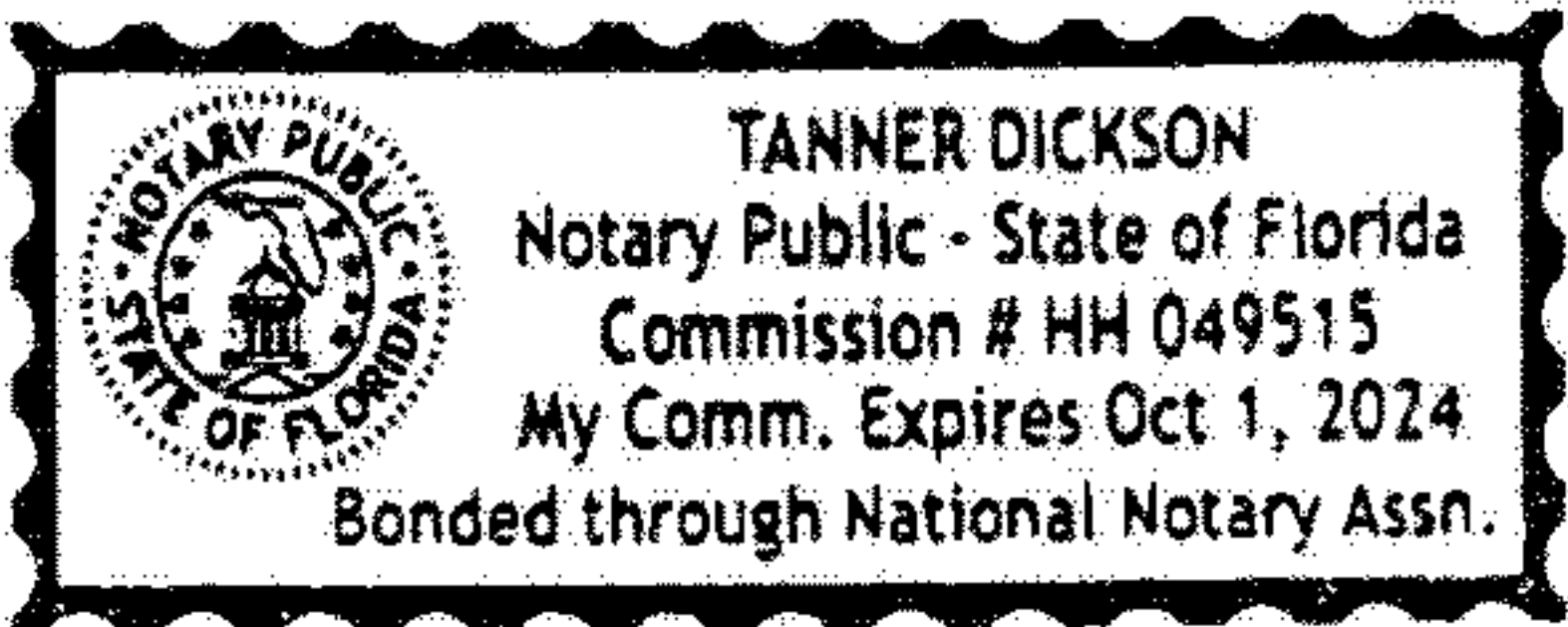
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 03rd day of August in the year 2022, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE 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.



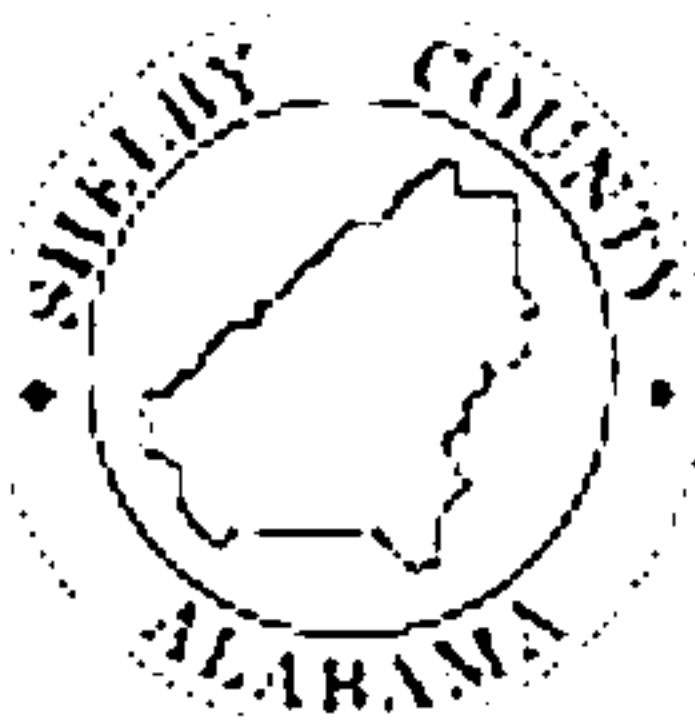
TANNER DICKSON
COMM EXPIRES: 10/01/2024



SMRCN 433527599 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES
MIN 100392491660027298 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T032208-12:15:40 [C-1] ERCNAL1



D0096625270



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 08:13:36 AM
\$22.00 BRITTANI
20220804000304120

