

20220923000367660  
09/23/2022 03:48:41 PM  
REL 1/1

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 0697580785

**CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20150708000230640** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **STEVEN R PETERS AND SUZANNE T PETERS, AS JOINT TENANTS WITH 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 GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES L.P. DBA ERATES MORTGAGE, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 23rd day of September in the year 2022.**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES L.P. DBA ERATES MORTGAGE, ITS SUCCESSORS AND ASSIGNS**



MELISSA DENNEY  
VICE PRESIDENT

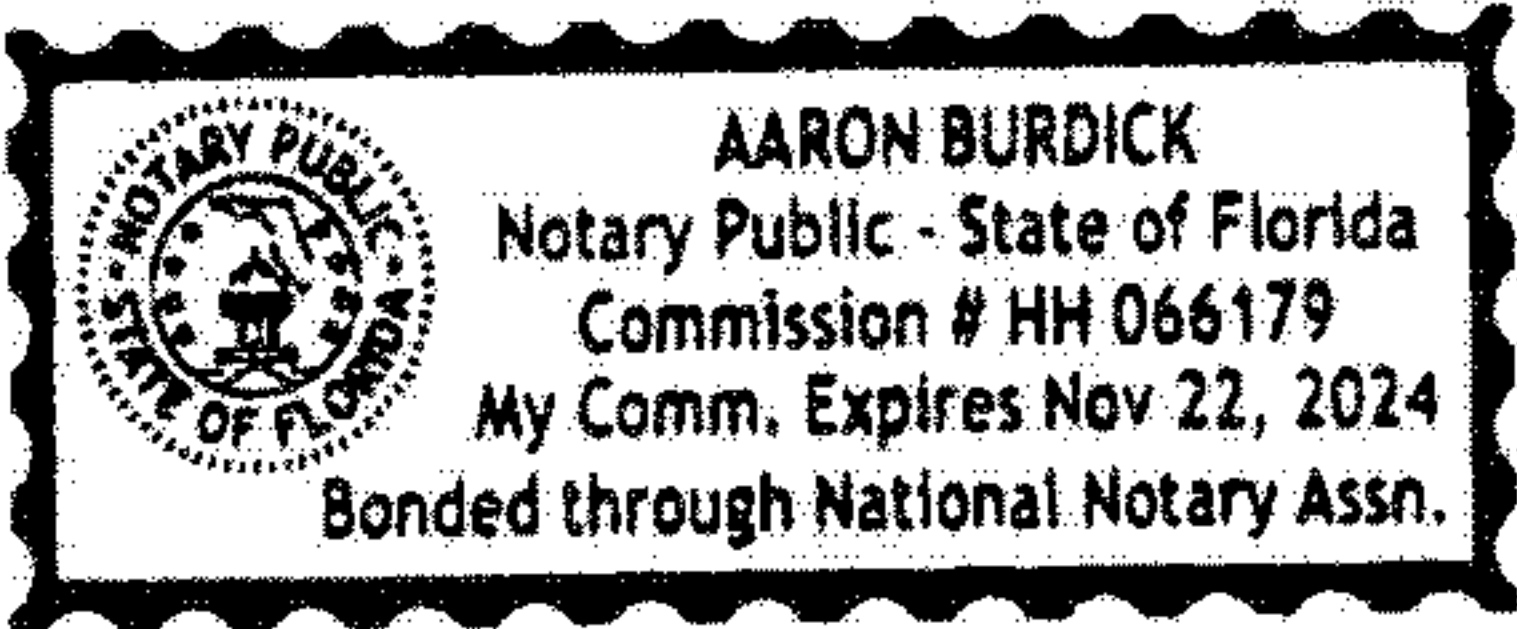
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

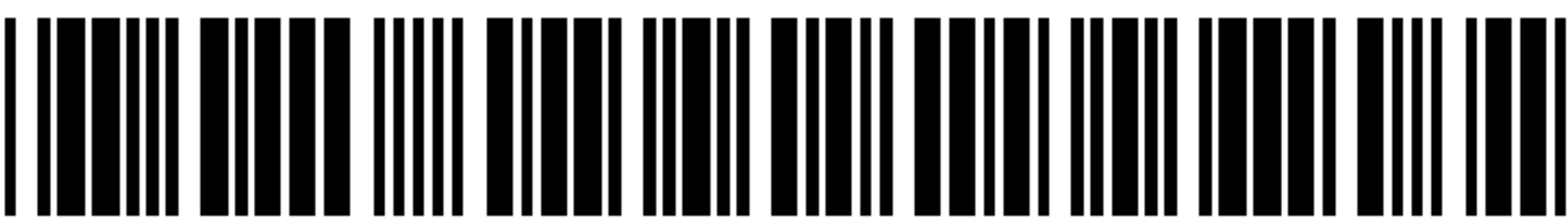
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23rd day of September in the year 2022, by Melissa Denney as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES L.P. DBA ERATES MORTGAGE, 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.



AARON BURDICK  
COMM EXPIRES: 11/22/2024



NSMRC 434140175 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN  
100070213330042757 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T232209-11:31:05 [C-1] ERCNAL1



\*D0097647472\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/23/2022 03:48:41 PM**  
**\$23.00 BRITTANI**  
**20220923000367660**

