

20230301000056430
03/01/2023 02:38:40 PM
REL 1/1

When Recorded Return To:
LoanCare, 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 0034781294

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20170908000326910** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **GARRETT N CARDEN AND BRANDY CARDEN, FOR AND DURING THEIR JOINT LIVES, THEIR JOINT LIVES AND, UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR.** 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 NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 01st day of March in the year 2023.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS




TRACY ROGERS
VICE PRESIDENT

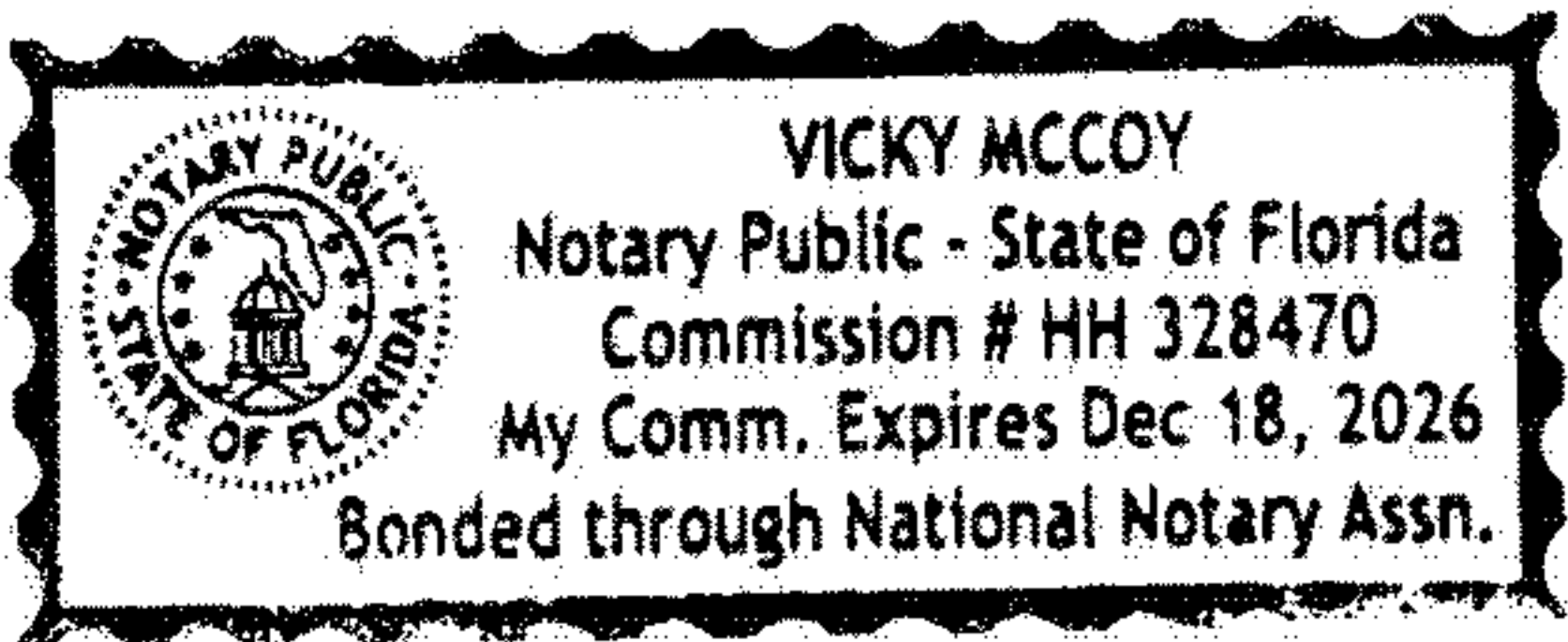
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

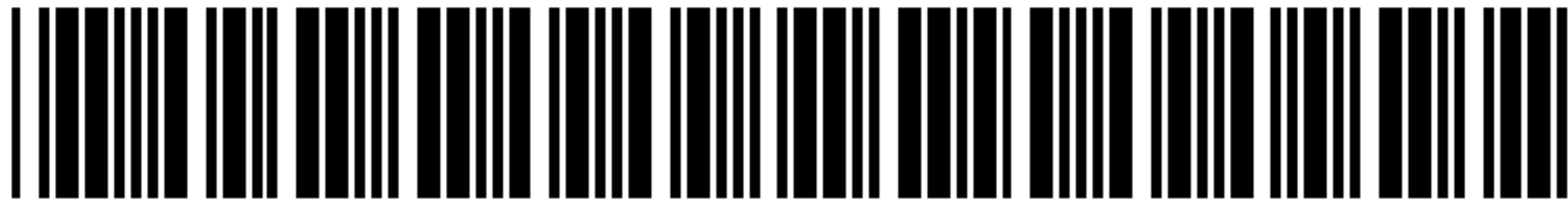
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 01st day of March in the year 2023, by Tracy Rogers as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONS LENDING CORPORATION, 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.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



LC002 435923922 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100756000003666330 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T012303-12:52:17 [C-1] ERCNAL1



D0099705920



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 02:38:40 PM
\$22.00 BRITTANI
20230301000056430

