

RETURN TO & PREPARED BY:

C. Riggsby
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 FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION 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: **ROBERT RICHEY AND AMY RICHEY, AS JOINT TENANTS**

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 7/25/2015

Note Amount: \$157,766.00

Date Recorded: August 3, 2015

Book/Page/Instrument Number: Instrument # 20150803000264340

Property Address: 1227 7TH AVE SW, ALABASTER, AL 35007

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 07/10/2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION ITS SUCCESSORS AND ASSIGNS



By: H. Scott

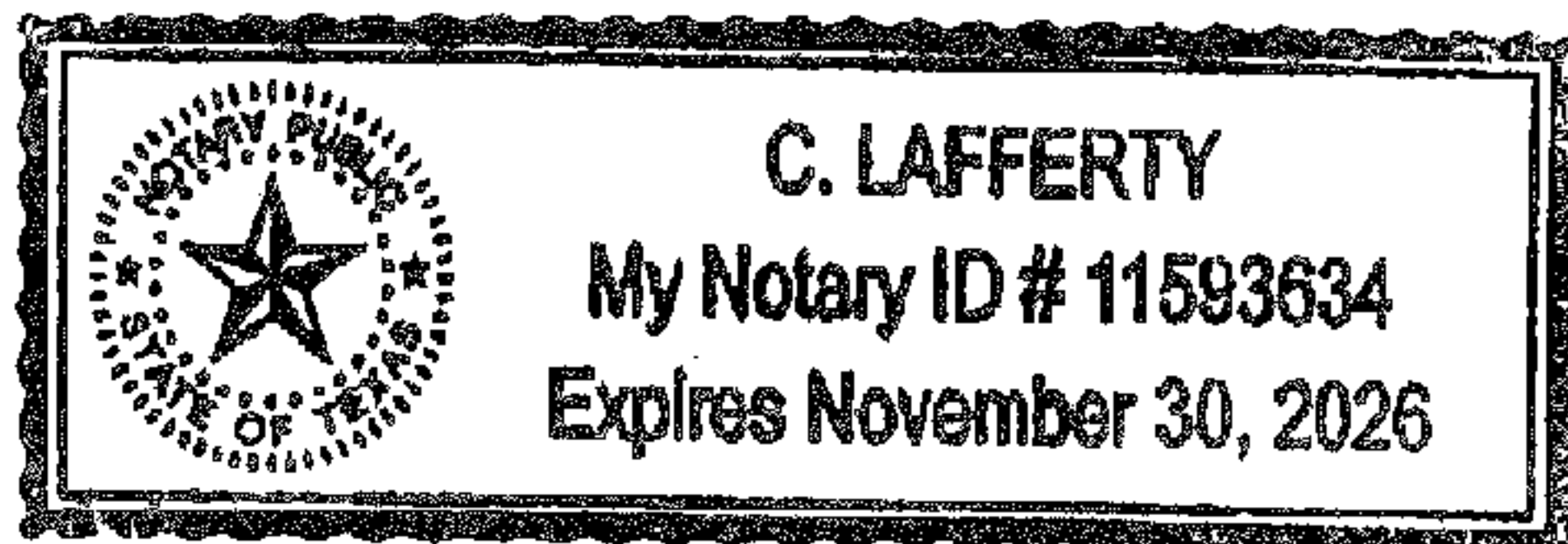
Heather Leanne Scott, Assistant Secretary

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State of TX County of Tarrant

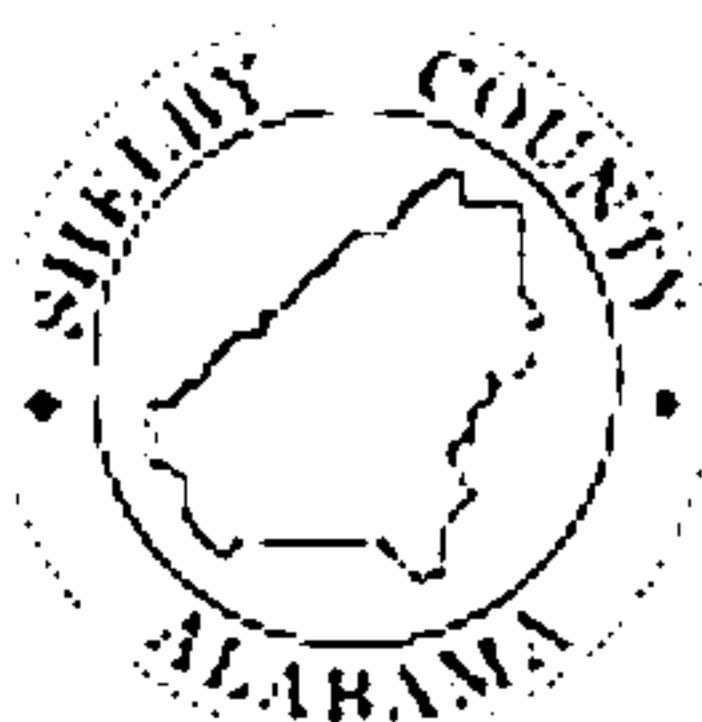
I, C. Lafferty, a Notary Public, in and for said County and State, do hereby certify that Heather Leanne Scott, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION ITS SUCCESSORS AND ASSIGNS 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 July 10, 2023.



C. Lafferty

Notary Public, C. Lafferty
 My commission expires: November 30, 2026

23039942



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/10/2023 03:46:06 PM
 \$25.00 BRITTANI
 20230710000205280

4000894430 MIN 100031400001185894 MERS Phone 888-679-6377
 AL Shelby
 CADDINGTON/RELEASE

Allie S. Bayl