

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 CARRINGTON MORTGAGE SERVICES, LLC, A LIMITED LIABILITY COMPANY 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: **JOHN ZAGAR, A SINGLE MAN**

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, A LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 10/24/2014

Note Amount: \$154,515.00

Date Recorded: December 8, 2014

Book/Page/Instrument Number: Instrument # 20141208000384640

Property Address: 14 COUNTRY HILLS RD, MONTEVALLO, AL 35115

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, A LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 07/18/2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, A LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS



ZAGAR \*23041473\*

By:

H. Scott

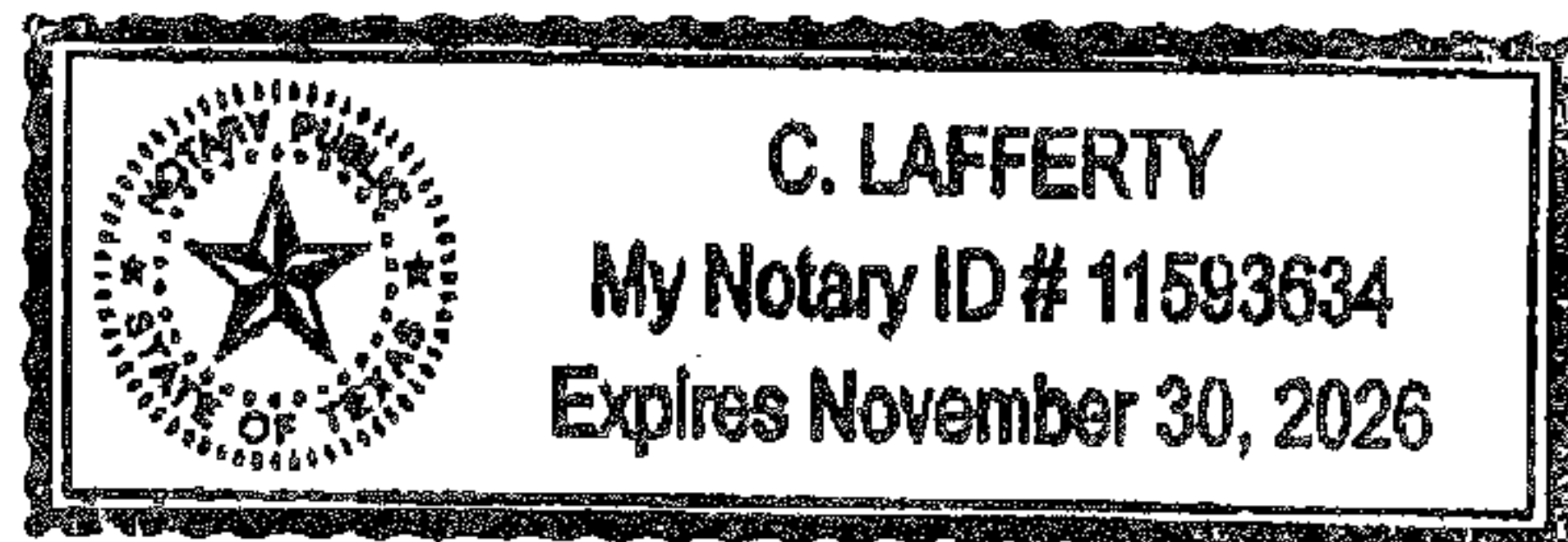
Heather Leanne Scott, Assistant Secretary

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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 CARRINGTON MORTGAGE SERVICES, LLC, A LIMITED LIABILITY COMPANY 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 18, 2023.



A handwritten signature of C. Lafferty in cursive script, written over a horizontal line.

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



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/18/2023 11:12:55 AM**  
**\$25.00 BRITTANI**  
**20230718000213710**

A handwritten signature in cursive script, appearing to read "Brittani".

\*23041473\*

3000014316 MIN 100603790000498183 MERS Phone 888-679-6377  
AL Shelby CARRINGTON/RELEASE