

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 HOMETOWN MORTGAGE SERVICES, INC., AN ALABAMA 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: **WILLIAM C SPARKS AND DIANE T SPARKS, HUSBAND AND WIFE**

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., AN ALABAMA CORPORATION ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 9/21/2012

Note Amount: \$230,633.00

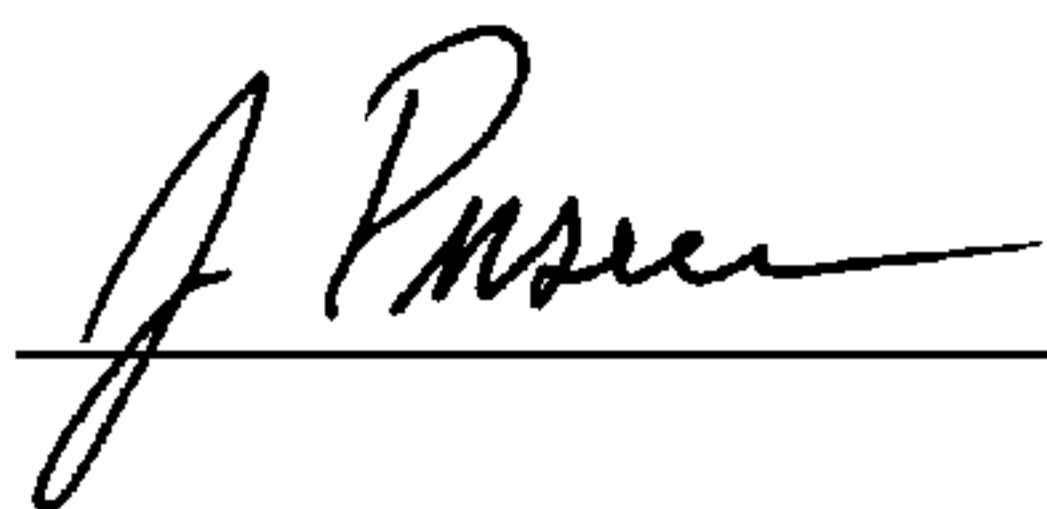
Date Recorded: September 27, 2012

Book/Page/Instrument Number: Instrument # 20120927000369560

Property Address: 105 THOROUGHbred LN, ALABASTER, AL 35007

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., AN ALABAMA CORPORATION ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 09/13/2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., AN ALABAMA CORPORATION ITS SUCCESSORS AND ASSIGNS

By:



Journie Dawn Pinson, Assistant Secretary

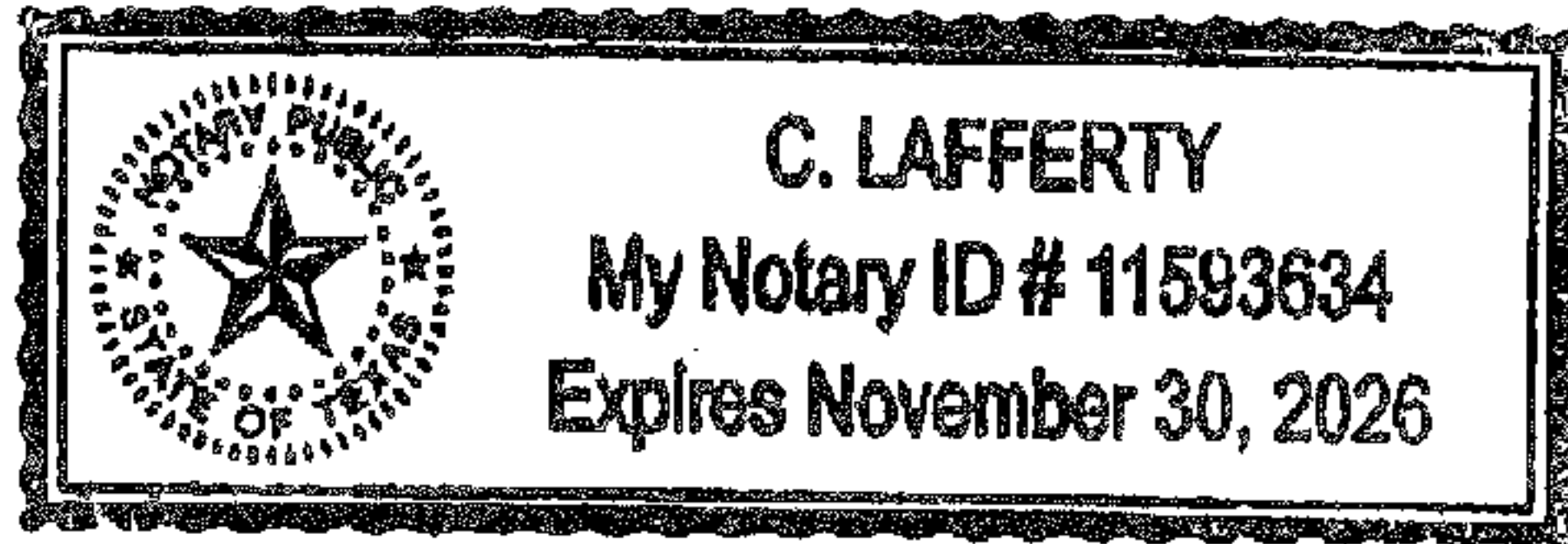


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State of TX County of Tarrant

I, C. Lafferty, a Notary Public, in and for said County and State, do hereby certify that Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., AN ALABAMA 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 September 13, 2023.



C. Lafferty

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
09/13/2023 12:56:42 PM
\$25.00 PAYGE
20230913000276320

Allen S. Bayl

23058184

4000772605 MIN 100223800000020679 MERS Phone 888-679-6377
AL Shelby CARRINGTON/RELEASE